

HOUSING ELEMENT

- City of Thousand Oaks General Plan

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HOUSING ELEMENT

City of Thousand Oaks

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CITY OF THOUSAND OAKS

REVISED, SUMMER, 1992

RESOLUTION NO. 93-81

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF THOUSAND OAKS APPROVING AN AMENDMENT
TO THE HOUSING ELEMENT OF THE GENERAL PLAN

WHEREAS, after a public hearing on February 8, 1993, the Planning Commission of the City of Thousand Oaks recommended, pursuant to Section 65352 of the Government Code, an Amendment to the Housing Element of the General Plan to bring the Element into compliance with Article 10.6 of the California Government Code; and

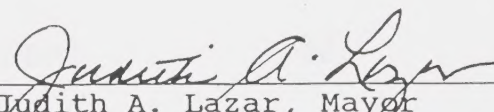
WHEREAS, upon notice duly given, a hearing was held at the regular meeting of the City Council of the City of Thousand Oaks on March 16, 1993, at which time evidence, both oral and written, including a Staff Report, was presented and testimony was heard from all interested parties appearing on the matter; and

WHEREAS, a resolution is required to formalize Council action pursuant to Section 65357 of the Government Code, this resolution is adopted, therefore, for that purpose and reflects the action of a majority of the members of the City Council (5 For; 0 Against) in rendering a decision on this matter following the hearing at the regular meeting of March 16, 1993;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Thousand Oaks that the Subject Amendment to the Housing Element of the General Plan of the City of Thousand Oaks is approved.

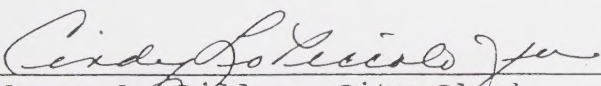
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PASSED AND ADOPTED this 13th day of April, 1993



Judith A. Lazar, Mayor
City of Thousand Oaks, Ca.

ATTEST:



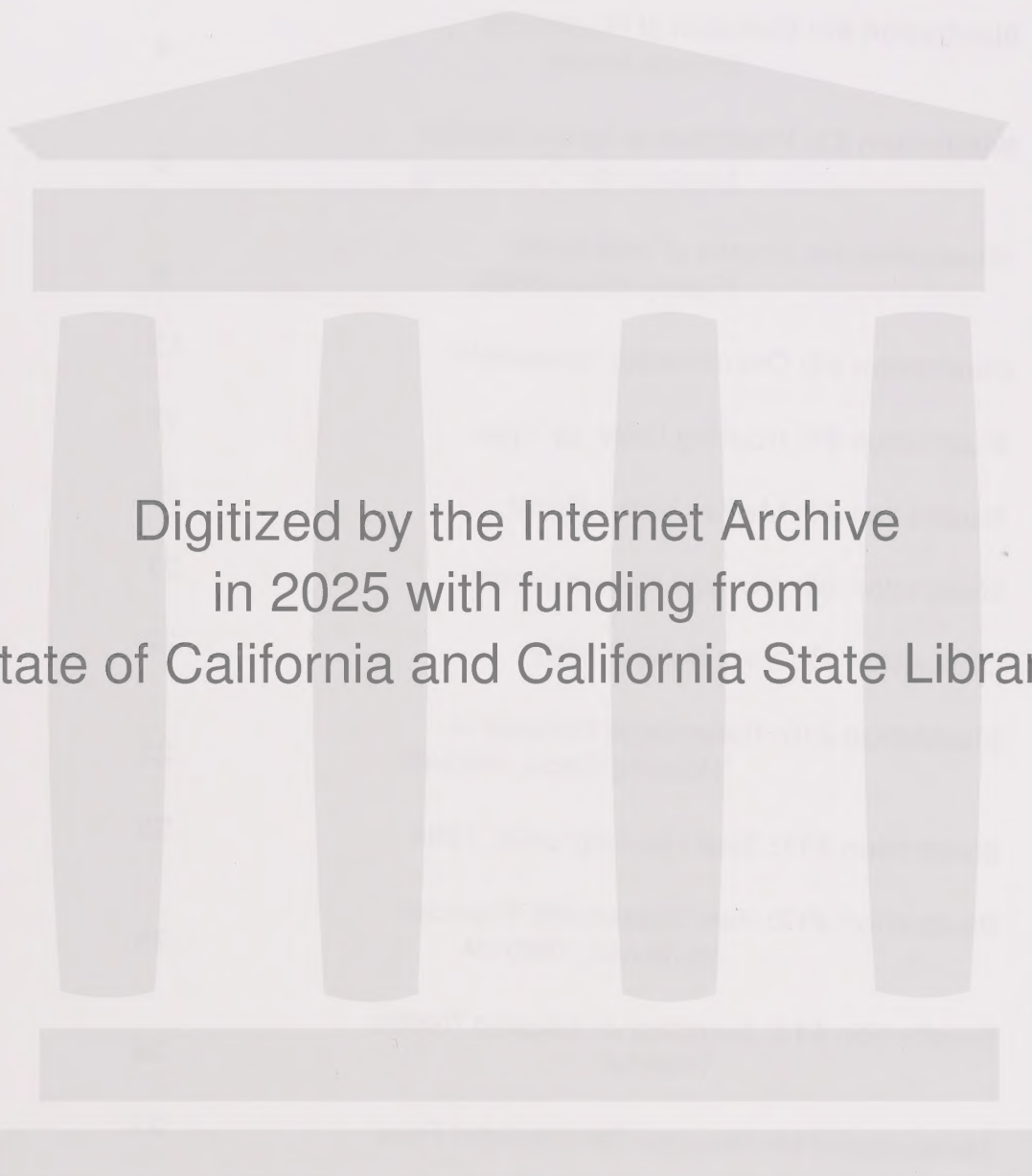
Nancy A. Dillon, City Clerk
City of Thousand Oaks, Ca.

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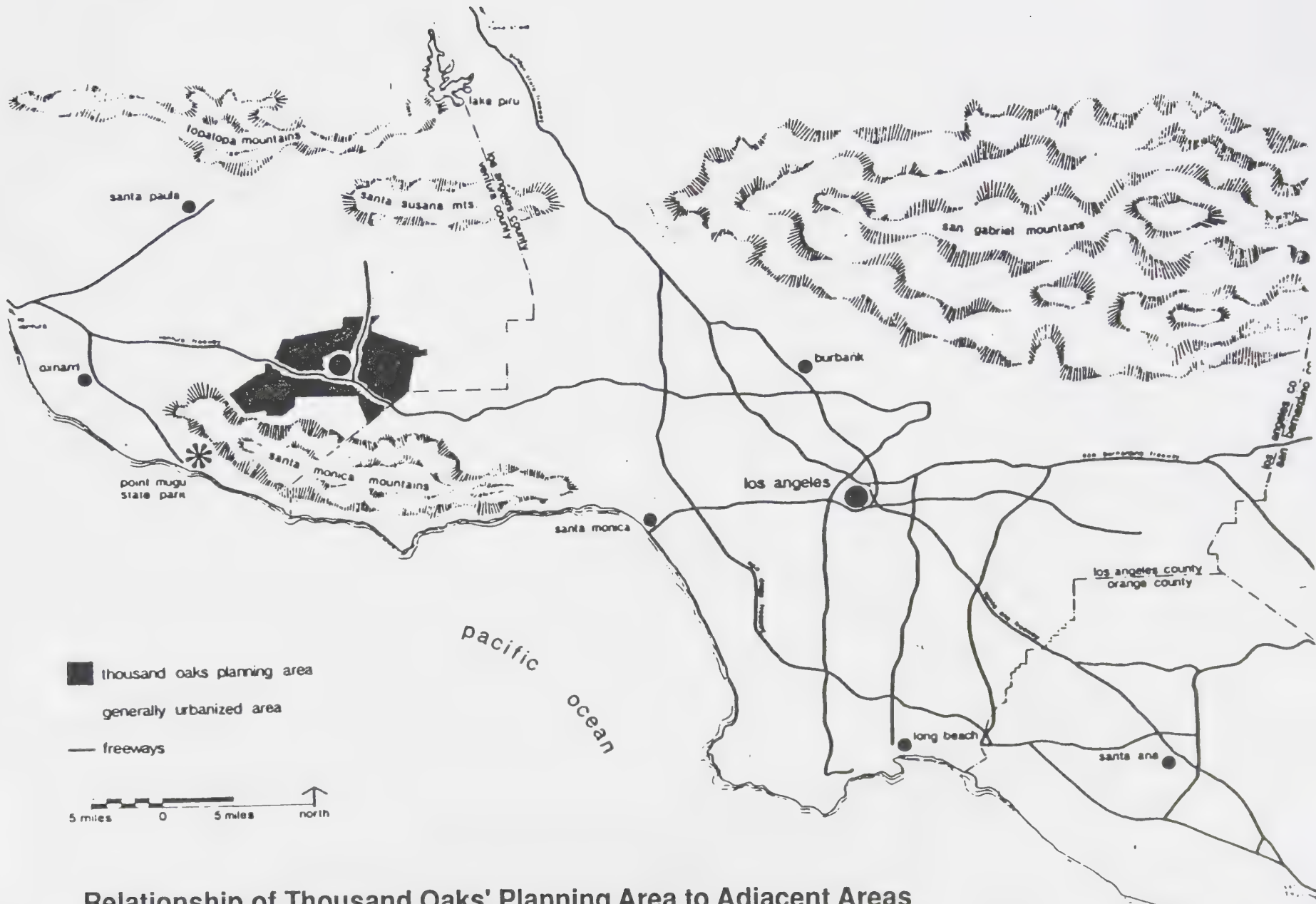
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Relationship of Thousand Oaks' Planning Area to Adjacent Areas

INTRODUCTION

In 1970, the City of Thousand Oaks adopted its first Housing Element of the General Plan. In 1981, the City completed a major revision of the Element, which was prepared with the joint participation of the Department of Planning and Community Development and the City's General Plan Review Committee. In the same year, new State legislation was enacted requiring cities and counties to update their Housing Elements every five years, the first revision due July 1, 1984, and the second revision due July 1, 1989.

Thousand Oaks completed its revision in 1986. The Element was designed to address housing needs and goals for the five-year period from 1986-91 and was certified by the State Department of Housing and Community Development as being in compliance with State law. In 1988, the City was notified by the State that all communities within the regional jurisdiction of the Southern California Association of Governments (SCAG) must revise their Housing Elements to bring them into alignment with the same five year time sequence of 1989-94. Since the 1986 Housing Element covered a portion of this time period, no major changes are being proposed to the goals, policies and format of the Element. However, changes are evident in areas dealing with needs and program response to those needs.

The Housing Elements is one of seven elements required to be included in the City's General Plan. There are specific guidelines developed by the State for subjects which must be included in a Housing Element. These guidelines are identified in Article 10.6 of the California State Government Code.

Thousand Oaks' 1989 Housing Element has been developed to meet all of the guidelines as specified in Article 10.6. The State Department of Housing and Community Development has reviewed this Housing Element and on 3/27/90 certified the Element as being in compliance with State Housing Element guidelines.

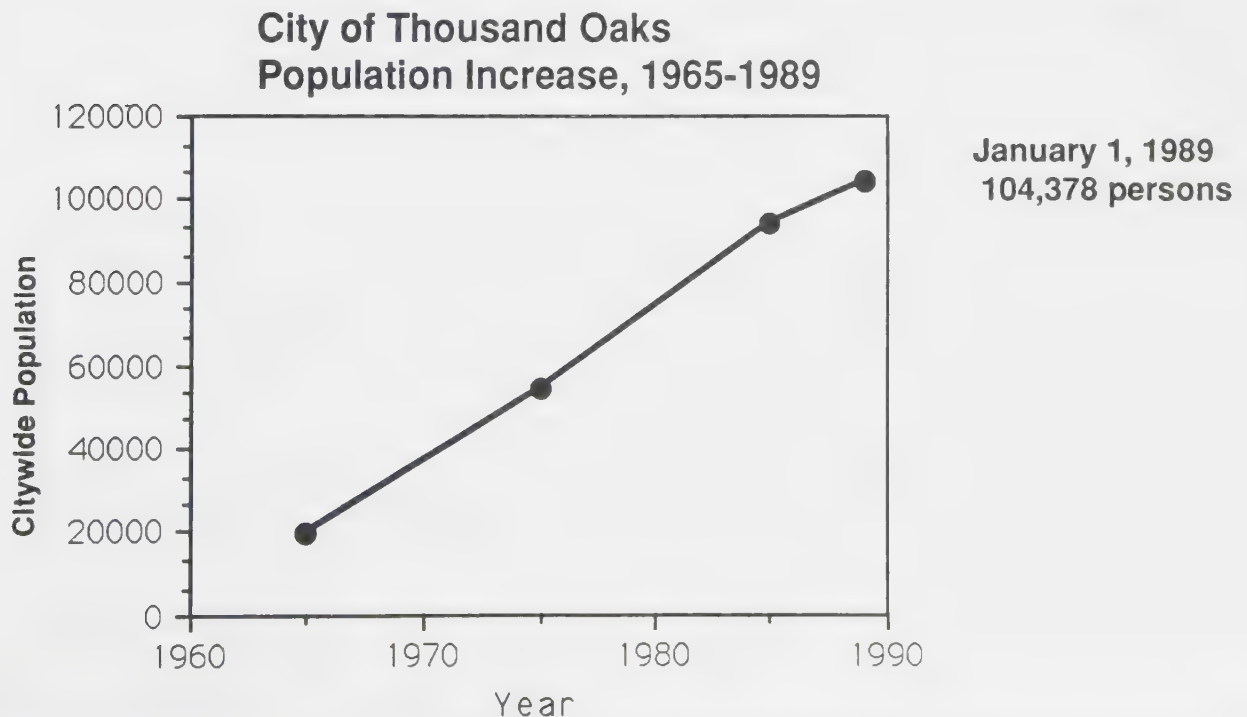
POPULATION AND HOUSEHOLD DATA

The City of Thousand Oaks is a community that has experienced a significant increase in population and household growth since its incorporation in 1964. Located in the southeastern corner of Ventura County and adjacent to the Los Angeles County border, Thousand Oaks has become an attractive and desirable residential location for many households seeking a more suburban lifestyle.

POPULATION GROWTH

In the decade following its incorporation, Thousand Oaks' population more than doubled in size. From 1965-1975, the City grew by 34,454 persons, increasing its population from 19,300 (1965) to 53,754 (1975) and averaging a yearly growth rate of 11.8%. In the decade between 1975-1985, the City continued its rapid growth rate. By January 1, 1985, the total City population count was 94,160 persons. According to data from the State of California Department of Finance, the citywide population as of January 1, 1989 was 104,378 persons. It is estimated that the City's population will increase to 135,484 persons by the year 2000.

ILLUSTRATION #1: Population Increase, City of Thousand Oaks



This tremendous increase in population over a relatively short period of time had an effect on the City's infrastructure and services, especially in the areas of transportation and school system capacity. In order to manage growth properly and attempt to maintain the local quality of life, Thousand Oaks adopted a "Residential Development Control System," which regulates the number of units that can be built annually. This system was approved by a ballot initiative in 1980, permitting 500 units per year, and had a 10 year life span, ending in 1990. The Thousand Oaks City Council recently extended the growth management system an additional 5 years to 1995, permitting 650 units per year.

Since 1980, the City's adopted growth management system has enabled the City to accommodate growth in a more orderly fashion while still attempting to meet its fair share of regional housing demand. The exemption of low income, assisted housing from the provisions of the ordinance has also contributed to the City's ability to provide a worthy supply of this needed housing.

HOUSEHOLD DATA

For purposes of evaluating housing supply and demand, it is helpful to translate information from population figures into household data. In 1980, there were 25,639 households in the City and by 1989, this number had increased by 38% to 35,264 total. This amounts to a 1989 average household size of 2.92 persons, which is a decrease from the 1980 average household size of 2.97 persons.

HOUSEHOLD TENURE

Data collected for the 1980 U.S. Census indicate that the majority of households in Thousand Oaks own their homes. Approximately 72% of the households in the City were homeowners and the remaining 28% were renters.

The same data indicate that, in the County of Ventura, the percentage of homeowners is slightly less with 65% of all households in the County being homeowners and 35% renting their housing units.

Since 1980, it is believed that the percentage of renters in the City has probably increased somewhat. The City's 1988 Housing

Assistance Plan estimates that 31% of all occupied units in the City are renter-occupied and the remaining 69% are owner-occupied. If these percentages are then applied to 1989 occupied housing unit figures from the Department of Finance, the total number of renter-occupied units is 10,932 units and the number of owner-occupied units is 24,332 units.

HOUSEHOLDS BY INCOME LEVEL

In reviewing household information, it is helpful to evaluate the proportion of households by income level. The four categories used to determine income level are very low, low, middle and upper.

ILLUSTRATION #2: Definition of Household Income Levels

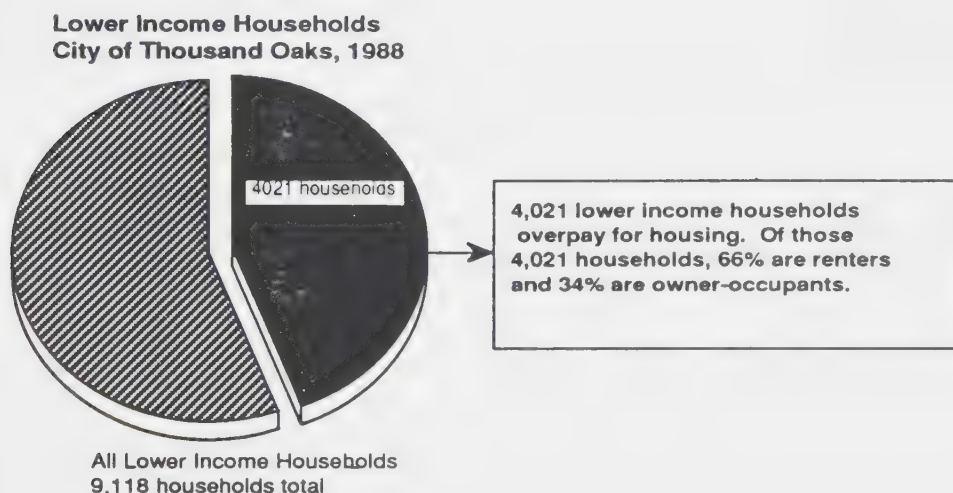
Type	Definition	Maximum Income, Household of 4 (1989)
Very Low:	Households with incomes less than 50% of the area median income	\$21,800/year
Low:	Households with incomes between 51-80% of the area median income	\$34,880/year
Middle*:	Households with incomes between 81-120% of the area median income	\$52,320/year
Upper:	Households with incomes above 120% of the area median income	Over \$52,321 per year

* "Middle Income" is now used to denote those households who had been classified as "Moderate" in the past.

In 1989, the areawide median income for Ventura County was \$43,600 for an average four person household. As the chart on the previous page illustrates, a household with an income of \$21,800 (50% of \$43,600) would therefore qualify as a very low income household and a household with an income of \$56,680 (130% of \$43,600) would be an "upper" income household. Areawide median income figures are usually updated by the U.S. Department of Housing and Urban Development on an annual basis to reflect changes in the area's economy.

The households considered to be most in need of housing assistance are the very low and low income households. These two household categories are usually identified jointly as "lower income" households when used for housing program purposes. According to the 1988 SCAG Regional Housing Needs Assessment, there were 9,118 lower income households in Thousand Oaks in 1988. These 9,118 households represent 26% of all Thousand Oaks households.

**ILLUSTRATION #3: Proportion of Lower-Income Households
Who Overpay for Housing**



Lower Income Households Overpaying For Housing

Of the total 9,118 lower income households in 1988, SCAG further estimated that 4,021 households were "overpaying" for housing. Overpaying is defined as paying more than 30% of income for housing. These data indicate that 44% of all lower income households are currently overpaying for housing. These lower income households who overpay are almost evenly split between very low income and low income households. Approximately 52% (2,075 households) are very low income and 48% (1,945 households) are low income. Further, of all lower income households overpaying, 66%

of the total are renters (2632 households) and the remainder are owner-occupants (1389 households).

HOUSEHOLDS WITH SPECIAL NEEDS

Because of characteristics specific to them, there are certain households within a community that usually have special housing needs. The six types of households that have been identified as special need households are discussed in detail in the sections that follow.

Households With Special Needs:

- ✧ Older Adult and Elderly Households
- ✧ Physically Challenged Households
- ✧ Overcrowded Households
- ✧ Single Parent Households
- ✧ Farmworker Households
- ✧ Homeless Households

OLDER ADULT AND ELDERLY HOUSEHOLDS

Older Adult and Elderly persons (age 60 and above) are gradually becoming a substantial and noticeable segment of a community's population. Americans are living longer and fuller lives than ever before in our history and are expected to continue to do so. While the average life expectancy of an American born today is 74 years, by the year 2000 it is anticipated that the life expectancy will increase to 90 years.

The 1980 U.S. Census data indicate that 6996 persons or 9% of the population in Thousand Oaks was over the age of 60 years. It is expected that the older adult and elderly will continue to represent approximately 9% of the citywide population in the future. According to the 1989-1992 "Area Plan" prepared by the County of Ventura Area Agency on Aging, persons 60 years of age and older will account for 9.1% of Thousand Oaks' population in 1990 and beyond. Assuming the 1990 City population is 109,900 persons, the number of persons over the age of 60 years will reach

10,000 persons total. By the year 2000, the "Area Plan" projects that the number will increase to a total of 11,511 persons. For the entire County of Ventura, persons 60 years of age and older currently represent 13.5% of the total County population.

In addition to predicting estimated number of persons 60 years of age and older, the 1989-92 "Area Plan" also identified their level of need. The 60 years+ population group was divided into 3 groups, low, medium, or high need, which were defined as follows.

Need	Description
LOW NEED	<i>Generally younger or healthier; independent and resourceful; in need of select social/health services: information, referral, congregate nutrition, and transportation</i>
MEDIUM NEED	<i>Near frail or frail; deteriorating health and economic status; can remain in own home if provided with a coordinated care plan of supportive services</i>
HIGH NEED	<i>Very frail or old; suffering from severe chronic diseases or conditions; require 24-hour care in home or skilled nursing care facility</i>

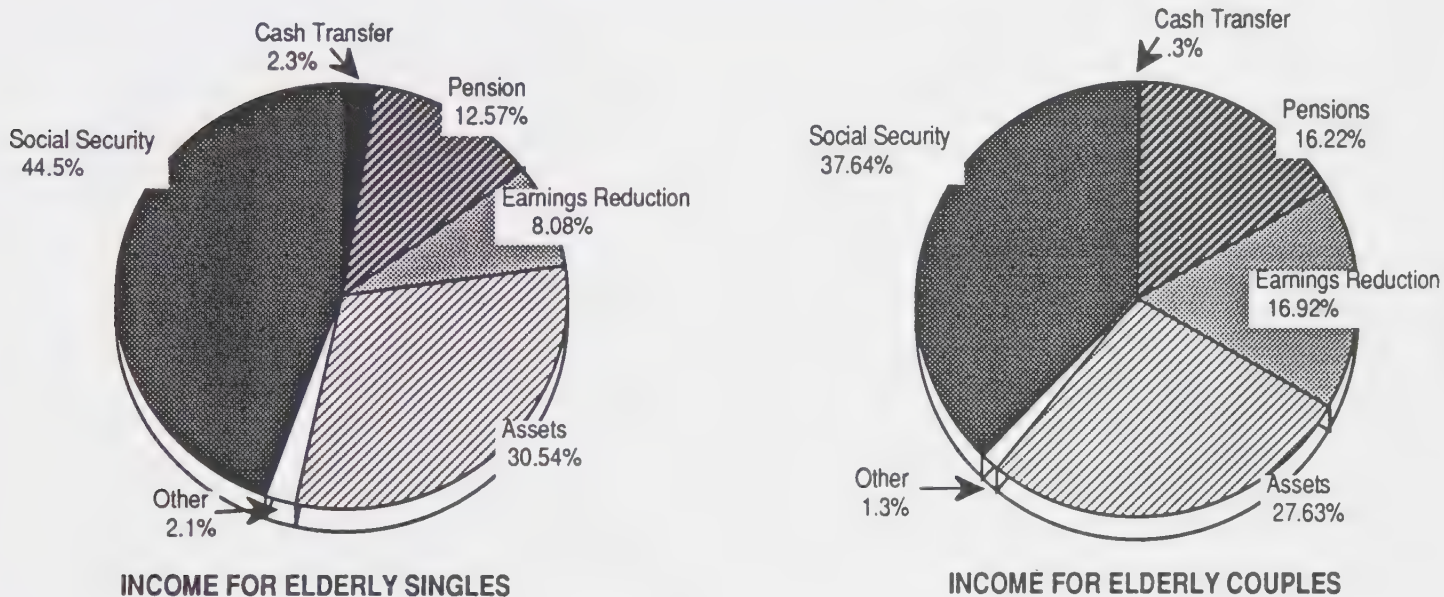
For the City of Thousand Oaks, the estimated 10,000 persons 60 years or older in 1990 are expected to fall into the three categories in the following proportion and numbers:

LOW NEED:	8,350 persons (83.5%)
MEDIUM NEED:	1,130 persons (11.3%)
HIGH NEED:	510 persons (5.1%)

In evaluating these population sub groups and their needs in relation to housing issues, it is apparent that there are several different types of housing needs for the older adult and elderly population. For example, the 510 persons identified as being in "high" need require specialized nursing care facilities or 24 hour care in home. Those in "medium" or "low" need can benefit from a variety of different housing options such as remaining in their own homes, sharing their homes with other person(s), small group homes or multiple-unit elderly housing developments.

Regardless of the type of housing unit selected, the most critical issue for the majority of older adults and elderly is housing affordability. Many elderly persons live on a fixed income such as Social Security, pension or retirements funds. The chart below illustrates the source of income for both elderly individuals and elderly couples. As the chart demonstrates, the largest single source of income for both individuals and couples is Social Security.

ILLUSTRATION #4: Source of Income for Elderly Singles and Couples



SOURCE: U.S. Congressional Budget Office

The limited income available to elderly makes it difficult to secure decent housing in today's escalating housing market. In addition to having limited incomes, elderly who rent are even more susceptible to affordability problems. Renter households in particular have less control over their housing dollars and are subject to the supply and demand of the rental housing market. The City's 1988 "Housing Assistance Plan" estimates that there are 588 elderly households in need of rental subsidy assistance. The majority of these households (71% or 419 households) are very low income households. The remaining households (169 households) are lower-income households. The Housing Assistance Plan does not necessarily address moderate income (i.e. those with incomes above 80% of the areawide median income) and it is likely that moderate income elderly renters are also in need of some type of renter assistance.

1. Existing Housing Opportunities for Older Adults and Elderly

Following is a list of the residential developments in Thousand Oaks as of June, 1989 that provide housing opportunities specifically for older adult and elderly households.

Housing Opportunities for Older Adults and Elderly Households in Thousand Oaks		
<i>Name of Development</i>	<i>Type of Unit</i>	<i>Income Restrictions</i>
✓ Florence Janss and Conejo Future Foundation 154 units, Brazil Street	Rentals	Very Low Income
✓ Hillcrest Royale 54 units, E. Hillcrest Drive	Congregate Care Rentals	16 Very Low Income and 38 Low Income
✓ Glenoaks Senior Apartments 39 units, Wilbur Road	Rentals	Very Low and Low Income
✓ Oak Knoll Villas 419 units	Ownership and Rentals	No Income Restrictions
✓ Castle Hill 149 rooms (175 occupancy)	Congregate Care and Rentals	No Income Restrictions
✓ Hillcrest Inn 138 rooms, Hodencamp Road	Congregate Care	No Income Restrictions
✓ Ventura Estates, Grande Vista Drive 131 units (no kitchens) 16 duplex units (with kitchens) 66 bed skilled nursing facility	Congregate Care	Below Market Rate Rents

OTHER ASSISTANCE FOR OLDER ADULT AND ELDERLY HOUSEHOLDS:

- ✓ **Skilled Nursing Facilities/Board and Care Residences**
 1. Thousand Oaks Health Care Center, 124 beds, 93 W. Avenida de los Arboles
 2. Mary Health of the Sick, 61 beds, 2929 Theresa Drive
 3. Manor Care (approved, not yet built), 180 beds, Moorpark Road
 4. TORCH I, 107 beds, Thousand Oaks Boulevard
- ✓ **Section 8 Rental Subsidies**

33% of all Section 8 assistance in the City is reserved for elderly households.
(Of the 260 Section 8 subsidies available in 1988-89, 86 reserved for elderly households)
- ✓ **Housing Assistance Program for Seniors (City-sponsored Program)**

600 Elderly and Disabled Households Assisted with Utility Payments
- ✓ **Mobile Home Housing Opportunities** - 1061 mobile homes located in City



Hillcrest Royale on Hillcrest Drive is a congregate care facility for elderly persons

In addition to the specific housing developments identified on the previous page, there are other housing programs available to elderly households in Thousand Oaks. The City's housing rehabilitation program offers rehabilitation loans and grants to elderly and handicapped households as well as other low and moderate income households. From January 1987 to January 1989, approximately 32 grants to elderly and handicapped households were approved through the City's program. In addition, 18 loans for rehabilitation work have been approved since 1987 for elderly households. Therefore, the City has provided assistance to date (early 1989) to a total of 50 elderly households through the housing rehabilitation loan and grant program.

An additional housing program that assists elderly households in Thousand Oaks is the Senior Shared Housing Program. This program matches elderly households who have extra bedroom space in their homes with other elderly or non-elderly households who are looking for housing to rent. This program benefits all parties. The elderly household with extra bedroom space rents out the space in return for rent monies and/or personal services (i.e. help with transportation, meals, personal care, etc.). The potential renter benefits by securing affordable housing (the average bedroom "rents" for between \$300-\$400 monthly or less if personal services are provided).

The Senior Shared Housing Program has been administered in Thousand Oaks under a county-wide grant provided through the State of California. Beginning in mid-1989, the Area Housing Authority assumed administration of the program. According to data provided by program staff in May 1989, approximately 15 Thousand Oaks households are assisted monthly through this program. This has been a very popular program in Thousand Oaks and should continue to be supported because of its effectiveness in assisting the elderly in securing affordable housing opportunities.

An additional program operated by the City is the "Housing Assistance Program for Seniors". This program assists elderly with paying their utility bills and payments range from \$7.50 to \$30.00 per quarter per household. In late 1988, there were approximately 600 elderly and disabled persons participating in the program. The program is funded with monies from the Low/Moderate Income Housing Fund of the Redevelopment Agency.

2. Future Housing Opportunities for Older Adults and Elderly

The 1989 Area Agency on Aging Area Plan estimates that the 60+ population will grow at a 5% rate annually. Further the Area Plan notes that "...alternative housing options will have to be addressed. As the population ages, there are changing needs which will require specific housing modifications (congregate housing, home sharing, ECHO, granny flats, residential care facilities)." (pg. 78 of the report) The City will continue to support the provision of alternative housing options for elderly such as shared housing and small group care facilities. One area that the City will monitor, however, is the increasing number of congregate care facilities. There has been concern in Thousand Oaks in recent years regarding the increased interest in locating congregate care facilities in the City. One very significant concern is whether these facilities serve existing residents or whether the majority of the persons served are new "in-migrants" relocating to the area because their adult children live nearby.

Further, there are also concerns as to whether these type of facilities really serve the needs of lower income elderly. Many times, the combined charges for these facilities exceed \$1,000 per month and are oriented to higher income elderly households. In light of these concerns, then, the City will carefully evaluate all congregate care development proposals as to whether they will serve local residents and as to whether the housing needs of low and moderate income elderly will be served by such developments.

PHYSICALLY CHALLENGED HOUSEHOLDS

The most common problem encountered by physically challenged persons in regards to housing is lack of accessibility. Many physically challenged persons live in housing units that have inaccessible entrance/exits, bathroom facilities, etc. This lack of accessibility prevents the handicapped person from leading an independent and active life. The most recent data regarding number of physically challenged persons in Thousand Oaks come from the "California State Disability Survey", Department of Rehabilita-

tion, State of California. Survey results (as updated to July 1988) indicate that there are 37,792 persons between the ages of 16-64 years with a work or housework limitation in Ventura County. In order to estimate the number of persons living in Thousand Oaks, the State Department of Rehabilitation recommends that the same percentage of City population/County population be applied to the total County number of disabled persons. The 1988 data from the Department of Finance indicate that Thousand Oaks' population represents 16% of Ventura County's total population; therefore, 16% of 37,792 disabled persons is 6,047 total estimated disabled persons in Thousand Oaks, or 6% of the total City population.

LARGE HOUSEHOLDS AND OVERCROWDED HOUSEHOLDS

Large households are those that contain five or more persons. The 1980 United States Census data indicate that 14% of all Thousand Oaks households were large households (3,582 households total). If the 1980 percentage is applied to the 1989 total household figure of 35,264, the updated number of large households for 1989 is 4,937 households. In regards to tenure, the 1980 Census data indicate that larger families are probably owner-occupants rather than renters. The median household size for owner occupied units was 3.08 persons per household while the median size for renter-occupied units was 2.15 persons per household.

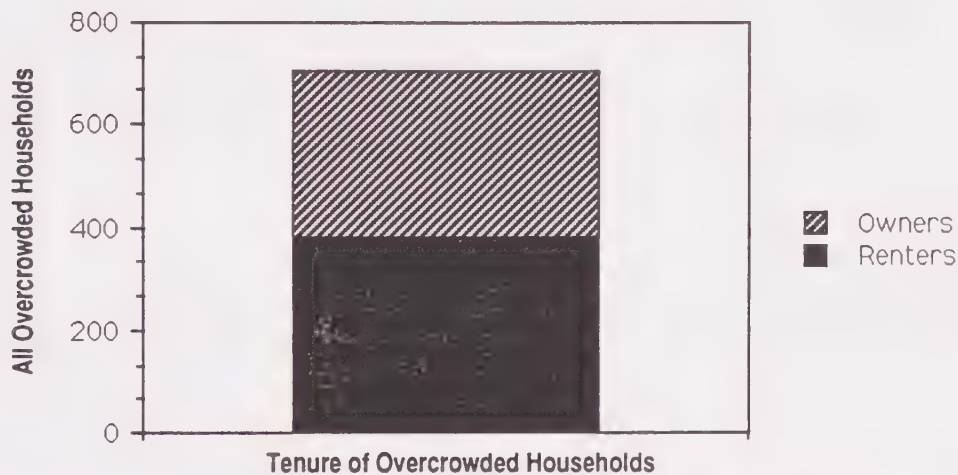
The City's 1988 "Housing Assistance Plan" provides additional information regarding the needs of lower income large family renters. The 1988 HAP indicates that there is a total of 224 large families in need of rental subsidy. Of that total, 119 households (53% of all households) are very low income households and another 78 are lower income households (the remaining 27 households are households expected to relocate or be displaced within the City).

Large households and overcrowded households are often evaluated together because of the tendency for large households to also be overcrowded households. A household is typically considered to be "overcrowded" when the number of persons living in a house is greater than the number of rooms, excluding bathrooms and kitchens. Overcrowded households are usually a reflection of the lack of affordable housing. Households who cannot afford housing units suitably sized for their households are often forced to

live in housing that is too small for their needs. Overcrowded housing is often associated with poor physical condition of dwelling units. Data on overcrowding should be viewed as an indication of the need to provide more affordable housing units and/or the need to provide for the improvement and rehabilitation of the existing housing stock.

In 1980, 2% of all the households in Thousand Oaks were classified as overcrowded according to the United States census. Of those overcrowded households, 54% were renters and 46% were owners. If these percentages are applied to 1989 household figures, the updated number of overcrowded households is 705 total overcrowded households: 381 renter households, 324 owner households.

ILLUSTRATION #5: Overcrowded Households



Source: 1980 Census Data Applied to 1989 Household Estimates

As housing becomes more costly, overcrowded households will continue to become more of a problem. In the past, "traditional" overcrowded household used to be lower-income families who could not afford a house large enough for all of the members of the family. Nowadays, however, overcrowded households also include two or more households who are unrelated by blood or marriage sharing the same house in order to economize. Until housing becomes more affordable and more plentiful, it is expected that overcrowded households will continue to be a significant housing issue.

SINGLE PARENT HOUSEHOLDS

Of all the persons under 18 years of age in Thousand Oaks, approximately 13% were children in a household with only one parent present. The 1980 U.S. Census data further indicate that 9.5% of all households with two or more persons had female head of households and only 3% were headed by a single male head of household.

Because of the increased financial and emotional burden that single parents carry, they often have difficulty finding adequate and affordable housing for themselves and their children. In addition, single parent households can encounter subtle forms of discrimination, especially in regards to securing rental housing. Regarding housing discrimination, the Area Housing Authority does serve under contract with the City of Thousand Oaks to provide housing counseling and information services. Information regarding the rights of parents with children to secure rental housing is available from the Area Housing Authority at their office in the Human Services Center at 80 East Hillcrest Drive, Thousand Oaks.

FARMWORKER/MIGRANT HOUSEHOLDS

There are not a substantial number of farmworker households in Thousand Oaks. According to the 1984 Southern California Association of Governments "Regional Housing Allocation Model", there are 212 farmworker households in the City. Approximately 90% or 191 of these households are estimated to be lower-income households.

HOMELESS INDIVIDUALS AND FAMILIES

Homelessness is a housing issue that has become a significant social concern in recent years. The number of homeless persons has increased dramatically in the last decade for a number of reasons. These include the decrease in federal housing funds, the high cost of available housing, the increasing number of mentally ill individuals living on their own, persons with substance

abuse problems, women and children fleeing family violence and the lack of family support networks in today's fast paced society.

Homeless persons are evident in Thousand Oaks and Ventura County. According to information prepared in a report by the Ventura County United Way in October, 1985, the homeless in Ventura County share the following characteristics:

- ✓ most of the homeless are Ventura County residents;
- ✓ most have been homeless less than six months;
- ✓ most have high school or college education;
- ✓ most are employed or are seeking work;
- ✓ relatively few are receiving general relief or categorical aid;
- ✓ almost half report incomes of less than \$2,500 a year;
- ✓ more than half live in vehicles or tents;
- ✓ almost a third were victims of crime in the past year.

According to estimates by the Ventura County Homeless Task Force, there are 2-3000 homeless persons in Ventura County. Of that amount, approximately 1000 are single men and the remainder are primarily families, married couples and some single women. Unfortunately, the number of shelter beds available in the County cannot accommodate the number of persons that are in need of them. The primary shelter that services single men in the County is the Oxnard Rescue Mission which has approximately 70 beds. The largest shelter providing services to families and couples is the Zoe Christian Center in Oxnard which can accommodate 180-200 beds. According to staff at these shelters, the shelters are almost always at 100% occupancy and often need to turn people away.

In Thousand Oaks, there are two primary agencies that serve homeless persons: Catholic Social Services and Lutheran Social Services. Both of these agencies operate under the auspices of the Conejo Valley Ministerial Association. Information provided by these agencies indicate that they provide housing services to an average of 16-18 homeless persons per month per agency or a total of 32-34 persons total (1989 data). It appears that probably 60% of these persons are families and the remainder are single persons, primarily single men. Staff from both agencies indicated that the majority of these persons are from Thousand Oaks and are not transient individuals. In providing this information, the two agencies clearly stated that

these numbers should be considered only as an indicator and not as absolute data. The numbers given above do not include persons who called for assistance but for some reason didn't come in to the office site or couldn't be helped. The numbers also do not include many of the "hidden" homeless; that is, persons who live with friends or relatives because they can't afford shelter on their own.

When possible, the two agencies refer homeless persons to the two previously mentioned shelters in Oxnard. However, because those shelters are often full, the only other alternative possible is motel/hotel vouchers. The availability of these vouchers is sporadic and dependent on the funding situation of the two agencies. Catholic Social Services primarily utilizes FEMA (Federal Emergency Management Assistance) monies and United Way support.

In recent years, the City of Thousand Oaks has allocated funds from three different sources to assist with housing for homeless individuals and households. Approximately \$52,000 in Community Development Block Grant (CDBG) and Redevelopment Funds have been allocated to homeless programs. CDBG funds have been allocated to the Zoe Christian Shelter to assist with their operational costs. In addition, Redevelopment Funds have also been approved for the Zoe Christian Shelter. An additional \$10,000 in Redevelopment Funds has been expended for the United Way's "First and Last" loan program which assists households in securing rental housing. Finally, the City also administers a \$20,000 contribution to the Conejo Valley Ministerial Association from Shappell Industries. Conejo Valley Ministerial Association contracts with both Lutheran Social Services and Catholic Social Services to provide assistance to the homeless. The total amount of funds then that the City of Thousand Oaks has either directly or indirectly contributed to agencies serving homeless households is \$82,000 as of December, 1989.

In addition to providing funding resources, the City of Thousand Oaks is also an active member of the Ventura County Homeless Coalition. The Homeless Coalition meets on a monthly basis to coordinate and plan programs and resources for homeless individuals and households throughout Ventura County.

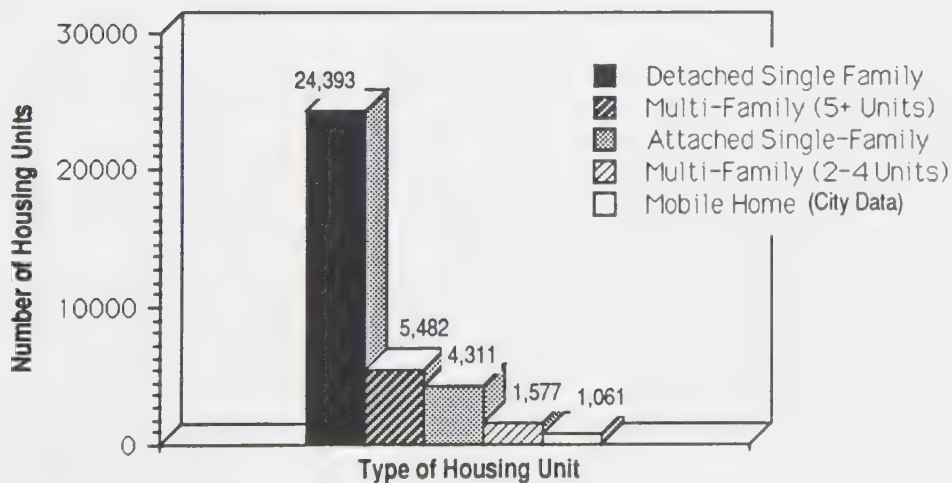
At the present time (1990), the City's policy in regards to the provision of services to homeless individuals and households is to support the existing social service agencies who serve the homeless. The City has contributed funding support as noted above to various social service agencies and also participates in the Ventura County Homeless Coalition. In the event that an emergency or transitional shelter development is proposed to be located in Thousand Oaks, there are sites which could be appropriate for their use. Emergency shelters and transitional shelters are allowed in the "RPD" zones of the City, areas which are zoned for principally residential uses. In the Appendix of this report is an inventory of sites potentially suitable for low and moderate income housing. Emergency or transitional shelters could be potentially allowed on any of those sites which are classified as residential either by zoning or General Plan designation.

HOUSING STOCK

The housing stock in Thousand Oaks reflects the City's suburban, semi-rural character. The majority of the City's 36,594 housing units (as of January, 1989) are single-family, detached units of recent construction (data from State of California, Department of Finance). Approximately 78% (28,704 total units) of all the housing units are classified single-family units and the remaining 22% are multi-family units (including mobile homes).

In looking more closely at the category with the largest number of units, single-family units, the most prevalent form is single-family, detached. As of January 1, 1989, there were 24,393 detached single family units and 4,311 attached single family units (i.e. condominium, townhomes). In the multi-family category, the majority of units are in buildings of 5+ units. Approximately 5,482 units are multiple-family 5+ units and the remaining 1,577 are in buildings of 2-4 units. In addition, there were 1061 mobile homes in the City in 1989.

ILLUSTRATION #6: Housing Units by Type, 1989



Source: State of California, Department of Finance, 1/1/89 and City of Thousand Oaks

VACANCY RATES

The vacancy rate in a community indicates the percentage of units that are vacant and for sale/rent at any one time. According to Department of Finance figures (State of California) for January, 1989, the vacancy rate for Thousand Oaks was 3.63%. This figure takes into account all vacant units, including units recently built (or under construction) as well as previously occupied units. Because it does include units under construction, this vacancy rate is often "inflated" and does not always indicate the approximate number of units actually available for rent or sale.

AGE OF HOUSING

Approximately 99% of all the housing units in the City were built after 1950, with half of all those units built between 1970 to 1980.

Of those units built prior to 1950, the majority are located in the older, central part of Thousand Oaks known as Old Town. Only 335 units out of the total 36,594 units in the City are over 35 years of age and, of those, approximately 60% are located in Old Town. Of the total 335 units that are over 35 years of age, 65% are occupied by renters and the remaining 35% are owner-occupied.

HOUSING CONDITION

Because so many housing units were built within recent years, the vast majority of the City's housing stock is in very good condition. There are some areas of the City, however, with older housing units that appear to be in need of rehabilitation assistance. In order to determine an approximate number of those units needing rehabilitation, a special windshield survey was conducted in October, 1985 to evaluate housing conditions. The methodology and results of that survey are described on the following page.

Housing Condition Survey (October, 1985)

The housing condition survey consisted of a three-step process. First oral interviews were held with members of the community who were most familiar with the housing needs in Thousand Oaks, especially the needs of lower-income households. The result of those interviews was that four areas in the City (Old Town, Greenwich Village, Country Homes, and Newbury Park 1) were identified as possible target areas. The second step was a review of 1980 U.S. Census data, in particular a review of such indicators as lower-than-average household income, household tenure, household ethnicity, and age of housing. As a result of that review, a total of seven areas were identified (the four areas identified above and three new ones: the Far West, Civic Center area, and Newbury Park 2). A windshield survey was then conducted in these seven areas and housing units were rated according to the number of exterior deficiencies noted (i.e. weathered, chipped or peeling paint, deteriorated roofing material, foundation cracks, inadequate or hazardous electrical, etc.). Based on the results of the windshield survey, three of the seven areas were found to contain the majority of substandard units in the City. These three areas are Old Town, Greenwich Village, and the County Homes neighborhood.

In looking at the total number of units within these 3 areas, the survey data indicates that there are a total of 4,249 units in all. Of the 4,249 total, 21% or 872 units in all, have deferred maintenance items (minor rehabilitation) and 7% (298 units) can be classified as being substandard and in need of major rehabilitation. Of those substandard units, 7-14 units are probably in need of replacement rather than rehabilitation. In comparing the number of identified substandard units to the total City housing stock of 33,064 units as of January, 1985, it appeared that approximately 2.6% of the City's total stock had deferred maintenance items and another 1% could be classified as substandard and in need of rehabilitation assistance. If these percentages are applied to the 1989 total housing stock of 36,594 units, approximately 951 units would be classified as being in need of deferred maintenance and another 366 units would be identified as being substandard.

**Survey was conducted by Freitas + Freitas, Engineering and Planning Consultants, as part of a work program establishing a Housing Conservation and Rehabilitation Program for the City.*

COST OF HOUSING

Like most California communities, the cost of housing has escalated in the Thousand Oaks area. In particular, the cost of purchasing a home has increased dramatically while the cost of renting has increased but to a lesser degree. The increased number of families with adult head of households in their 30's and 40's ("babyboomer" households) who are seeking to purchase homes have had a noticeable effect on the price of homes. In addition, Thousand Oaks and the surrounding area are viewed as desirable, family-oriented communities and are therefore in high demand as places to live.

1. Home Ownership

According to the California Association of Realtors, Ventura County had the third highest median home price in the State. Listed below are median home prices by region for the months of January 1988 and January 1989.

ILLUSTRATION #7: Median Home Prices by Region, 1988 and 1989

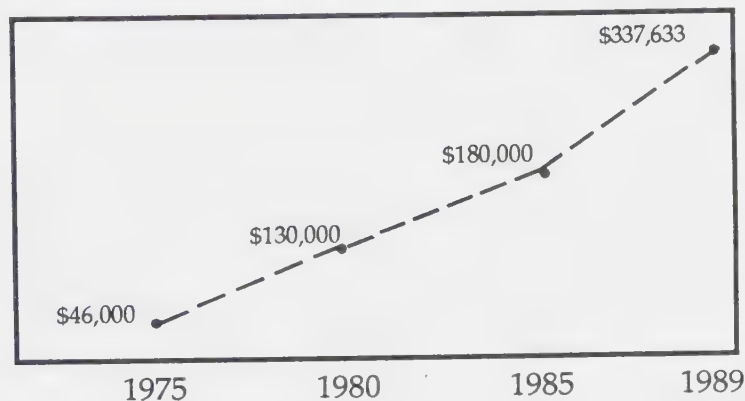
<u>Region</u>	<u>January 1989</u>	<u>January 1988</u>
S.F. Bay	\$ 238,285	\$ 182,898
Orange Co.	\$ 236,890	\$ 173,311
Ventura Co.	\$ 235,827	\$ 175,651
Los Angeles	\$195,460	\$ 158,802
San Diego	\$162,577	\$ 131,041
Riverside/ San Bernardino	\$ 111,944	\$ 93,944
Sacramento	\$ 94,773	\$ 87,812
Central Valley	\$ 88,684	\$ 84,210

The numbers above indicate that median home prices increased by 34% in Ventura County from 1988-89.

In looking more closely at the Conejo Valley area, the average price of a single-family home increased by 36% from 1988-89. The Conejo Valley Board of Realtors reported that the average resale price of a single family home was \$248,140 in March 1988 and by March 1989, that figure had increased to \$337,633. For an existing condominium, the average resale price increased from \$135,273 in 1988 to \$184,764 in March 1989.

This latest jump in housing prices resembles the dramatic increase experienced in the latter part of the 1970-80 decade when home prices escalated also. The chart below illustrates average prices of single-family homes in the Thousand Oaks area since 1975. Between 1975-80, those prices almost tripled from \$46,000 to \$130,000. From 1980-85, the increase was not as sharp but then, by 1989, the prices had almost doubled again from \$180,000 to \$337,633.

ILLUSTRATION #8: Average Resale Price
Single Family Home
City of Thousand Oaks + Surrounding Area



Source: 1986 City of Thousand Oaks
Housing Element
Conejo Valley Board of Realtors

2. Rental Housing

The City's rental housing stock consists of single-family detached homes, townhomes and condominiums, apartments, mobile homes and individual room rentals. In order to determine average rental costs, a survey of units advertised for rent in the Thousand Oaks "News-Chronicle" was conducted. Rent information was collected in April 1989 and then again a month later in May 1989. On the following page, then, are the average costs of units advertised for rent in April and May 1989.

ILLUSTRATION #9: Rent Survey, April and May, 1989

Average Rental Costs
City of Thousand Oaks and Surrounding Area
April/May 1989*

Rooms for rent - \$378/month

Apartments:

1 Bedroom - \$658/month

2 Bedroom - \$770/month

Condominium and Townhouse:

2 Bedroom - \$907/month

3 Bedroom - \$1,145/month

Houses for rent (including Duplexes):

1 bedroom - \$631/month

2 bedroom - \$930/month

3 bedroom - \$1,168/month

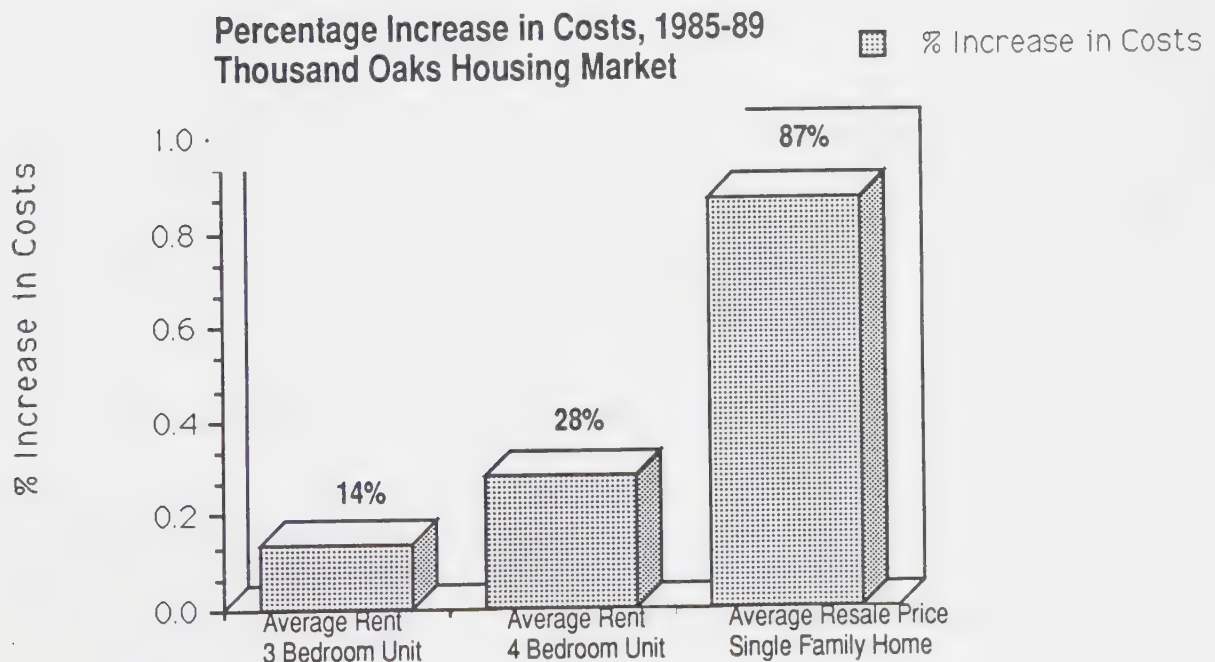
4 bedroom - \$1,490/month

** Survey conducted by Freitas + Freitas, Engineering and Planning Consultants. Survey of units for rent as listed in April 11 and May 18, 1989 editions of the Thousand Oaks "News Chronicle".*

It is interesting to compare these rental prices to a survey of rental prices conducted in 1985 by the same consulting firm for the 1986 Housing Element. That survey was also in "units for rent" as advertised in the Thousand Oaks "News Chronicle". In that 1985 survey, the average 3 bedroom house rented for \$1,025 monthly and the average 4 bedroom rent was \$1,163 monthly.

In comparing the 1985 and 1989 numbers, it appears that the percentage of price increase for rental units has not been as dramatic as for ownership units. In the four year period from 1985-89, rents for 3 bedroom homes have increased by 14% and rents for 4 bedroom homes have increased by 28%. The average resale price for a single family home, however, has increased by 87% in that same time period.

ILLUSTRATION #10: Percentage Increase in Housing Cost, 1985-89



PROJECTED HOUSING NEEDS

According to State Housing Element Guidelines, Housing Elements should include an analysis of the number of housing units to be built, rehabilitated, and/or conserved in order to meet the locality's current and future housing needs. Following is an analysis of Thousand Oaks' new construction and rehabilitation needs.

NEW CONSTRUCTION (1989-1994)

1. Estimates of Need (1989-1994)

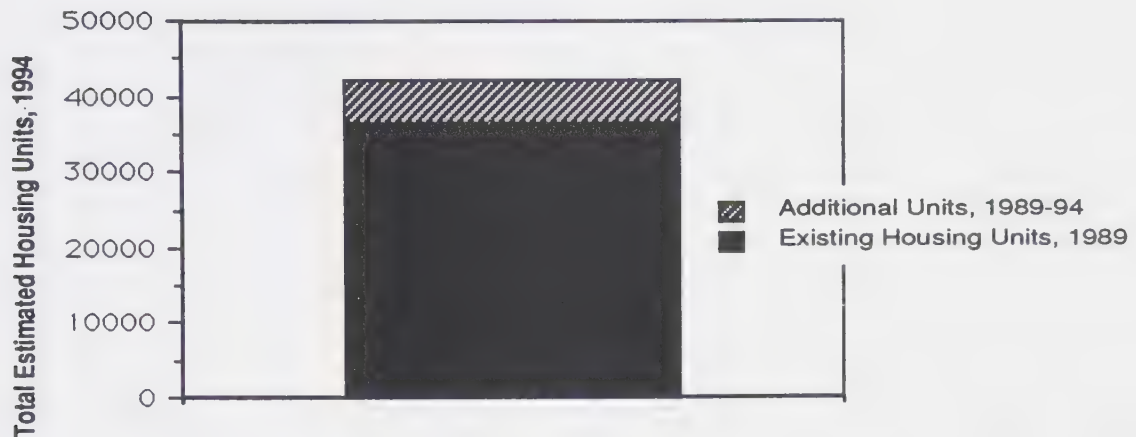
The Southern California Association of Governments (SCAG) has developed an estimate of the number of households that are expected to reside in the SCAG region by 1994. Each locality within the region is assigned a share of the total expected households based on current population, employment trends, infrastructure capacity, and land availability. According to SCAG projections, in Thousand Oaks, 5,591 new housing units are expected for the planning period of July 1, 1989 to July 1, 1994. These 5,591 units represent 18% of the 30,607 additional units expected in Ventura County incorporated and unincorporated areas by 1994.

The figure of 5,591 include units expected for new households as well as units needed to maintain a healthy vacancy rate and units needed to replace any existing units that may be demolished during the 5 year time frame. The majority of the 5,591 new units are to accomodate new household growth (5,038 units) with only 42 needed to replace demolished units and 512 units to allow for vacancy adjustments.

2. Household Need by Income Level

After determining the number of additional households expected by 1994, SCAG further quantified expected households by income level. The goal of this analysis is to distribute lower income households equitably throughout a region thereby avoiding undue concentrations of very low and low income households in one jurisdiction.

For the City of Thousand Oaks, the SCAG goal is that 29.9% of all new households will be lower income households (1,673 households- lower income). The remaining 3,918 or 70.1% of the total will be middle or upper income households. This income breakdown is further shown in Illustration #12 on the following page.

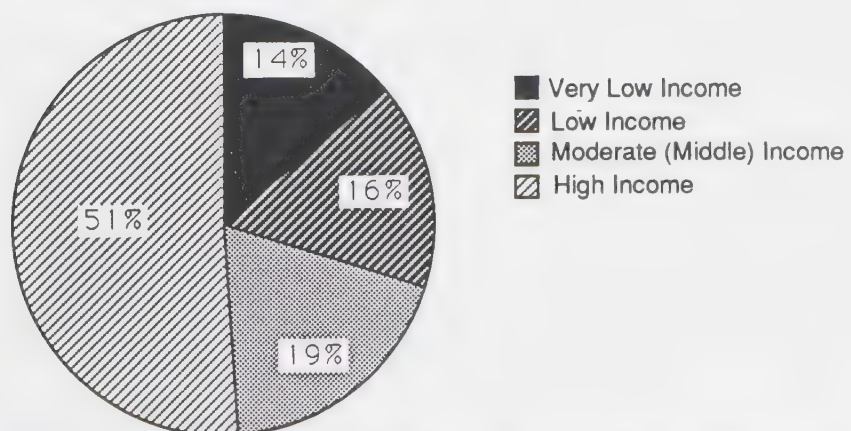
ILLUSTRATION #11: Total Housing Units, 1994

As the chart above illustrates, it is expected that there will be approximately 42,143 housing units total in Thousand Oaks by 1994. This estimate was developed by adding the current (1989) housing unit total of 36,594 units to the 5,549 expected between 1989-94. This 5,549 figure was developed by taking the 5,591 new units and subtracting 42 units from the total which is the number of units expected to be built to replace existing units which are demolished during the five year time frame.

Within the estimated future housing need of 5,591 units by 1994, it is anticipated that 29.9% will be occupied by lower income households (very low and low income designations) and the remaining 70.1% will be middle or upper income. (For the definition of very low, low, middle and upper income, please see page 4 of this document.)

ILLUSTRATION #12:

**New Households Expected to Reside
in Thousand Oaks, 1989-94
By Household Income Level**



REHABILITATION AND CONSERVATION NEED (1989-94)

The housing stock in Thousand Oaks is of relatively recent construction. Approximately 99% of all the housing units in the City were built after 1950. According to the 1985 Housing Condition Survey (see page 19 for a description of the survey), there were approximately 298 units at that time which were found to be substandard and another 872 units were found to have "deferred maintenance" items. This would be a normal finding for such a survey given the relatively young age of the housing stock. The larger number of units with "deferred maintenance" items represents those units 20-35 years old where routine maintenance items such as painting or reroofing have been neglected over the years.

The data collected in 1985 is corroborated by information prepared by the City and submitted to the U.S. Department of Housing and Urban Development (HUD). The City's "Housing Assistance Plan" completed in November, 1988 and submitted to HUD indicates that there were 184 substandard owner units and 132 substandard rental units in the City accounting for a total of 316 substandard units in all. Of those substandard units, 308 were determined to be substandard and suitable for rehabilitation. The remaining 8 units are assumed to be substandard and suitable for replacement. In estimating rehabilitation and conservation needs for the 1989-94 time period, the estimates of the 1988 "Housing Assistance Plan" are determined to be reasonable estimates of need.

ILLUSTRATION #13: Summary of Housing Needs, 1989-94

SUMMARY OF HOUSING NEEDS, 1989-94

New Construction Need ... 5591 Housing Units

Rehabilitation Need308 Substandard Units,
Suitable for Rehabilitation

HOUSING CONSTRAINTS

In planning for the provision of housing, constraints to housing development must be recognized. Many of these constraints cannot be mitigated by local government, particularly those related to the condition of the national economy, but others can be addressed. Constraints to housing include governmental constraints and market constraints.

GOVERNMENTAL CONSTRAINTS

Governmental regulation, while intentionally regulating the quality of development in the community, can also, unintentionally, increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, site improvements, fees, and other exactions required of developers, and local processing and permit procedures. Land use controls may limit the amount or density of development, thus increasing the cost per unit. On site and off site improvements like road improvements, traffic signals on adjacent streets or sewer improvements may increase an individual project's costs of development, and processing and permit requirements may delay construction, increasing financing and/or overhead costs of a development. The following describes governmental constraints which may affect the cost of housing in Thousand Oaks.

1. Land Use Controls

The City's General Plan and Zoning Ordinance provides for a range of housing types and densities. Densities vary from low and very low density with a range of 0-4.5 dwelling units per acre to medium and high density which allow from 4.5 units up to 30 units per acre.

The most significant land use constraint regarding housing development in Thousand Oaks is the City's "Residential Development Control System". Originally approved by the voters of Thousand Oaks in 1980 as "Measure A", residential construction was limited to 500 dwelling units per year through 1990. Projects of less than five units and affordable housing projects are exempt

from these requirements. In April, 1989, the City Council extended the Residential Development Control System to December 31, 1995.

The maximum allotment per year is 650 from 1991 through 1994 and 500 for 1995. The intent of Measure A was to “insure a balance of housing types and values in the City which will accommodate a variety of families, including families of moderate income and older families on limited, fixed incomes” (Section 9-10.01[d]).

Measure A was a response to the explosive growth experienced in the City over a prolonged period through the mid to late 1970’s. It is interesting to note that the City has awarded allotments for a total of 5,618 units since 1980 and has exempted 1,623 units within affordable housing projects and 344 within projects of 1-4 units. Of the 7,585 total units, building permits for 4,801 units or 63% of the total amount have been issued as of June 1, 1989. A significant amount of the building permits have been used by affordable housing projects. Approximately 1,500 of the total 4,801 permits were for affordable housing projects.

A review of the data above indicates that, while Measure A does restrict growth to a certain number of units per year, the City has been aggressive in approving a substantial number of affordable housing projects as well.

2. Infrastructure Capacity and On/Off Site Improvements

There are no significant issues concerning the capacity of water and wastewater systems within the City. The major constraint to development regarding infrastructure lies, however, with the cost of extending lines in order to “hook up” with the City’s system and the payment of capital charges, contributions in aid of construction or the actual construction of required new facilities. The City has utilized a “pay as you go” system in which land developers must pay the costs of utility line extensions and a pro rata share of the cost of expansion of system capacities necessitated by new development.

A review of the City’s on and off site improvement requirements indicates that the City’s current requirements are similar to those of surrounding communities. Required improvements such as street widths, covered parking, open space, circulation improvements, etc. are within the typical range of communities of similar size and development pattern. At this time, therefore, no significant constraints have been identified in regards to infrastructure or on/off site improvements.

3. Governmental Fees

Land development within the City of Thousand Oaks is subject to direct fees imposed by the City itself, fees imposed by the City on behalf of another governmental agency, and/or fees imposed by another governmental agency within the City boundaries. These fees are imposed for the purpose of offsetting future capital expenditures to accommodate future development (over 90% of the dollar volume of fees) or for defraying the City's cost of reviewing a development proposal and providing required permits, plan checks, and inspection.

Public agencies which levy fees in Thousand Oaks, either directly or indirectly through the City include:

- City of Thousand Oaks, Department of Public Works
- City of Thousand Oaks, Building and Safety Department
- City of Thousand Oaks, Planning and Community Development
- Conejo Recreation and Park District
- Conejo Valley Unified School District
- Ventura County Fire Protection District
- County of Ventura, Sheriff's Department
- Triunfo County Sanitation district
- Ventura County Flood Control district
- Calleguas Municipal Water District

The gross amount of fees for capital improvements payable on behalf of a project vary significantly from one area of the community to another, primarily due to three factors, listed below:

1. Whether or not the project is located in the water service area of a public agency (the City itself) or a private company. Fees charged within the City water service area at the time of development are substantial (\$2,100 Plant Investment Fee for a single family residence). Private water companies serving parts of Thousand Oaks do not levy a comparable "up-front" charge for financing capital construction needed to serve new development but do collect contributions in aid of construction or require the construction of certain capital facilities necessary to provide service to the new development. Monthly water rates are higher in areas served by private water companies for this reason. In some cases, developments in the service areas of private companies are asked to provide capital facilities; this is not a fee but adds capital cost.

2. Whether or not the project is located in a geographic area with a special need. For example, a special fee on new development (\$1,860 for a single family unit) is charged in the Newbury Park area to provide for future road improvements which are not expected to be constructed by developers. Supplemental water storage improvements are needed to serve some specific areas. These water reservoir storage fees can vary from \$1,000 - \$3,000 per unit, dependent on the area in which the unit is located. Developer donation fees (school fees) are based upon a rate of \$1.50 per square foot for residential and \$0.25 per square foot for commercial uses.

3. Whether or not the project is located in the City of Thousand Oaks wastewater service area (about 80% of the Valley) or the Triunfo County Sanitation District service area. Wastewater connection fees are lower in the City's service area by approximately \$2,000 for a single-family unit.

The basis for fee collection varies. Within Thousand Oaks, fees charged by or on behalf of the governmental agencies listed earlier are based on the following factors:

- Flat fee for an application
- Percent of value of construction or improvements
- Per dwelling unit
- Per square foot of floor area (or bedroom)
- Per acre
- Per plumbing fixture unit
- Land value and density of development

Each type of capital improvement fee which is levied by the city or by another governmental agency serving this area is imposed in relationship to some estimate of future capital expenditures necessary for a specific facility or class of facilities, some estimate of how much future development will occur within the specific area to be served, and some proration of cost among different types and sizes of development related to their actual relative impact.

While fees do vary based on the factors cited above, some "average" examples of typical fees for single-family and multi-family development can be estimated. Listed as Illustration #14 on the following page are average development fees for single family and condominium developments in various areas of the City.

These fees were estimated based on information collected by the City Planning Department in August, 1989.

ILLUSTRATION #14: Average Development Fees

100 Unit Single Family Home Development

	<u>Per Unit</u>
Area 1	\$14,780
Area 2	\$17,505
Area 3	\$20,865

100 Unit Condominium Project

	<u>Per Unit</u>
Area 1	\$ 9,819
Area 2	\$14,798
Area 3	\$16,298

Area 1: Includes, generally, the Westlake portion of the City

Area 2: Includes the central and eastern portion of the City, (except Westlake) and a portion of Newbury Park

Area 3: Generally, the western portion of the City, including Newbury Park

4. Processing Time

The residential development process proceeds through various stages, each of which requires some form of City approval. Normally, the first major step in the process (for property already zoned appropriately) is the filing of a tentative tract map (subdivision application) and/or development permit (residential or hillside planned development permit application).

Once a residential development project is approved by the City, the developer's next step would be to finalize her/his plan (at a greater level of detail) based upon the specific conditions of approval. Public improvement (streets, utilities, drainage, street lighting, etc.) plans and grading plans are prepared and submitted for plan check. These are reviewed for consistency with the exhibits and conditions approved for the project by the Planning Commission or City Council. If these plans are consistent and meet all other City criteria and standards, a grading permit is issued, and grading for the project can commence.

For a subdivision, the final tract map cannot be recorded until the grading plan is approved. The builder must also apply for building permits for the residential structures to be built. Building permits are issued only after the grading is complete and certified.

Processing time for typical residential projects ranges from 4-6 months for an affordable housing project without a zone change or EIR to 9-15 months for a market rate project requiring a zone change and an EIR.

The length of time is affected largely by the City's RDCS (Measure A) which allows market rate residential applications to be filed twice a year: in April for projects requiring an EIR and October for those which do not. All subsequently approved projects are then reviewed for development allotments the following spring (generally May) and ranked. The City of Thousand Oaks, like all other local agencies, must comply with development processing time limits as specified by State law.

5. Building Codes

The Building Codes adopted by the City of Thousand Oaks are the Uniform Building Code, Uniform Plumbing Code, Uniform Mechanical Code, and National Electric Code modified on the basis of local conditions, i.e., the foundation requirements are modified to cope with expansive soil conditions prevalent in the City.

The City Department of Building and Safety is continually keeping abreast of new products and building techniques which can facilitate and thereby potentially reduce the cost of construction processes. To that end, City staff participates in a continuing educational training program and in the meetings of the Ventura County and Los Angeles Chapters of the International Conference of Building Officials whose members include representatives of Masonry and Drywall Industries, Contractors, Building Product Manufacturers, and Building Material Testing Agencies.

The City's Building Codes have been adopted in order to prevent unsafe or hazardous building conditions. As such, the City's codes are a reasonable and normal enforcement of City regulations and do not act as a constraint to the construction or rehabilitation of housing.

6. Availability of Vacant or Underdeveloped Land

The City of Thousand Oaks has a sufficient amount of vacant land zoned for residential use within its Planning Area to accomodate the five year new construction need of 5,591 units. As of Summer, 1989, there was land available for appoximately 11,250 new units. This estimate includes land with no development applications currently pending as well as developments already approved but not yet completed. The 11,250 units includes 7,250 units of low density housing and 4,000 units of medium to high density. Therefore, the availability of sufficient land zoned at residential densities is not a constraint at this time.

Included in the Appendix materials of this document is a summary of vacant or underdeveloped land which are particularly suitable for low and middle income housing units.

MARKET CONSTRAINTS

There are a number of costs involved in the development of housing. These include land and construction costs, site improvements (streets, sidewalks, etc.), sales and marketing, financing and profit. Because these costs are so "market-sensitive", it is difficult for a local government body to reduce them in any way.

Financing costs in particular are dependent on national economic trends and policy decisions. In Thousand Oaks as is true for other Southern California communities, funds for new construction and residential mortgages are available from both banks and savings and loans institutions as well as private mortgage brokers. At the time that this document was prepared (late 1989-early 1990), fixed mortgage rates fluctuatēd between 9.5% and 11% depending on the size of the loan. Adjustable rate loans were available at "teaser" rates as low as 7% but with the understanding that rates would probably increase in the next 6-12 months depending on the actual loan terms. In regards to financing availability in Thousand Oaks, the constraint is not in terms of availability of funds but rather the high cost of purchasing housing. In other words, the sales price of homes, both for existing and new construction, is a major constraint rather than the availability of financing.

As is true for most other California communities, Thousand Oaks has seen an increase in housing costs over recent years, especially costs for homeownership.

As the information on pages 20-23 of this document indicates, rental costs have increased but homeownership costs have increased dramatically. The chart on page 23 illustrates that the average rental cost for a 3 bedroom unit increased by 14% between 1985-89 in Thousand Oaks while the average resale price for a single family home increased by 87%. This increase in costs has definitely affected the affordability of housing for many households. Described below are the type of household incomes required to afford average rental and homeowner units in Thousand Oaks.

Affordability of Housing

A typical formula that is used to determine housing affordability is that a household should allocate no more than 30% of their income towards housing costs. For the median income household of 4 persons in Thousand Oaks with an annual income of \$43,600, 30% of income would result in monthly housing costs not to exceed \$1090 per month (including utilities). In reviewing average rents for a two bedroom apartment (\$770 per month) or a two bedroom condominium (\$907 per month), it appears that the median income household would be able to afford those rental costs in addition to monthly utility costs and would still be at or below 30% of income. However, for a very low income household who should spend no more than \$545 per month for housing (using \$21,800 as the upper annual income limit for a very low income household), these average rental and related utilities would cost far more than they can afford.

Homeownership is not a viable option for either the lower income or median income household in Thousand Oaks unless they have significant assets or have built up equity from an existing home to use to purchase another one. Again, using a 30% affordability ratio, a household would need an annual income of \$110,000 to be able to afford the \$337,633 average resale single family home or an annual income of \$64,680 to afford the \$184,764 average condominium. Both of these calculations were developed with the assumption that households would provide a 20% downpayment with a 10.25% fixed rate mortgage. The housing cost also includes property taxes, insurance and homeowners association dues (for the condominium).

Because of the high costs as documented above of securing owner-occupied housing, one of the new programs proposed in this Housing Element is a "Downpayment Assistance" program that would enable first-time homeowners to purchase a home. This program is further described on page 65 of this document.

THOUSAND OAKS' RECENT HOUSING EFFORTS

In recent years the City of Thousand Oaks has allocated a substantial amount of staff time and financial resources toward increasing the supply and variety of housing in the community. In particular, the City has actively supported the provision of new housing units through mortgage assistance, and exemptions from the City's Residential Development Control System. Conservation of the existing housing stock is also a concern to the City. In order to encourage the maintenance of existing housing, the City's Redevelopment Agency authorized the establishment of a Housing Rehabilitation Program in 1986. The Housing Rehabilitation Program has proven to be very successful and will continue to be a major program in the City's overall housing effort. The major funding source for the Housing Rehabilitation Program is the housing set-aside funds from the Redevelopment Agency.

In addition to these activities, the City has also regularly allocated portions of its "Community Development Block Grant" funds for housing programs and projects. All of these activities demonstrate the City's level of commitment and concern regarding the provision of an adequate supply of housing opportunities in Thousand Oaks.

Listed on the following pages is a more detailed description of the type of activities that the City has undertaken in order to increase housing opportunities. The activities are organized into the following four subject areas:

1. Redevelopment Agency Programs

- New Construction Activities
- Housing Rehabilitation Activities
- Assistance to other Housing Programs

2. Modifications to City Procedures

3. Community Development Block Grant Programs

- Administrative Funding to Public and Private Agencies
- Direct Assistance to Housing Projects and Programs

4. Agencies and Organizations Involved in Providing Housing Opportunities in Thousand Oaks

1. REDEVELOPMENT AGENCY PROGRAMS

The City's Redevelopment Agency is in the forefront of the effort to provide additional housing opportunities in Thousand Oaks. In specific, the Agency's Board of Directors in 1985 identified three priorities for Agency funding and housing programs. These three priority areas are:

- ✓ develop new rental housing,
- ✓ establish a housing rehabilitation program, and
- ✓ encourage sites for manufactured housing developments.

Funding for housing assistance originates from the "tax increment" dollars generated by properties in the Redevelopment project boundaries. Approximately 20% of each tax increment dollar generated is then allocated to assist with providing affordable housing opportunities. Since the project's inception in 1983, the Thousand Oaks Redevelopment Agency has expended or allocated approximately \$20 million dollars for housing assistance. It is expected that, during the ten year time frame from 1991-2001, the City will have an additional \$37 million dollars to utilize for housing assistance.

During the 1991-92 legislative session, the State of California amended the State Health and Safety Code related to redevelopment activities. As part of that amendment process, redevelopment agencies are now required to prepare a plan which identifies housing activities within the project area and sets forth estimates of units assisted for future planning periods. This plan can be included in the community's Housing Element and is to be reviewed and amended, if necessary, at least every five years in conjunction with the Housing Element review cycle. The information that follows on this page and pages 37-41 reflects the City's past and future redevelopment housing efforts and constitutes the City's Redevelopment Plan as required by A.B. 315 and Section 33413 of the State Health and Safety Code.

REDEVELOPMENT: NEW CONSTRUCTION

Providing assistance for new construction has been and continues to be one of the priorities of the City's Redevelopment Agency. As part of this effort, the Agency has helped to provide financial assistance for both homeowner and rental housing for low and moderate income households.

As part of their effort to provide new housing for homeowners, the Redevelopment Agency has arranged mortgage financing for first time homebuyers in the project area. Through the issuance of mortgage revenue bonds in recent years and, in some instances, utilizing County and State bond financing, the Agency has been able to provide mortgage rate financing as low as 6.7% for a graduated payment mortgage and 8.65% for a fixed rate with 5% down payment and only 1% origination cost. Agency requirements encouraged the purchase of these units by local residents, locally employed persons, first time homebuyers, or the elderly by requiring that these households be given the first opportunity to purchase units. The Agency has been able to qualify buyers with incomes as low as \$20,500 per household.

The Agency has also issued bond financing to assist the 54 unit Hillcrest Royale development (elderly congregate care) and 148 unit Shadows rental unit development. Both of these developments provide housing for very low and low income households. Further, the Agency is also planning to assist the 104 unit Ventu Park Road rental project.

In addition to providing mortgage financing, the Agency has also set aside a portion of Redevelopment housing funds to assist lower-income homebuyers with purchase requirements and monthly payments. Approximately \$352,500 was available to purchasers in two of the housing developments (Casa de Oaks and Monterey Woods) to be used to defer a portion of the sale price (up to a maximum of \$2,700 per unit) and was secured as a second deed of trust. An additional \$836,000 was also made available to low and moderate income households who purchased a unit in either the Camelot or the Hidden Canyon developments. These funds were used to assist with monthly mortgage payments during the first six years of occupancy and are being repaid over the next 30 years. The funds were made available through the City's "Buyer Assistance Program" and are provided specifically to assist more households in being able to qualify for homeownership units. The Agency has expanded this program and it is now the "First Time Homebuyers Downpayment Assistance Program." This program is available to other first-time homebuyers and provides downpayment assistance that enables them to qualify for purchasing a home. For 1991-92 and later years, the Redevelopment Agency has allocated a budget of \$2.1 million for the homebuyers assistance program.

Redevelopment Agency funds have also been used to assist in land purchase costs and related expenses for the 180 unit Camelot development; Schillo Gardens, a 29 unit project on Los Robles Road; and the 30 unit development built by the United Cerebral Palsy and Spastic Children's Foundation. The Agency

provided approximately \$2 million to assist in land purchase costs for the Camelot development. The Schillo Gardens project has also been directly assisted with Agency funds. Approximately \$2.2 million was committed to assist in financing this much needed lower income rental development. And, the Agency allocated \$200,000 to assist the United Cerebral Palsy and Spastic Children's Foundation for 30 Section 202 units.

For fiscal year 1991-92, the Agency allocated \$2.9 million dollars to purchase land for a public housing project. This project is estimated to generate 50 additional housing units with construction financing provided through a \$3.7 million dollar HUD grant.

REDEVELOPMENT: HOUSING REHABILITATION ASSISTANCE

Although the housing stock in Thousand Oaks is relatively new (99% of all housing units were built after 1950), a number of units have deteriorated due to age or lack of maintenance. In 1985 the City Redevelopment Agency engaged the consulting firm of Freitas + Freitas, Engineering and Planning Consultants, to determine the extent of need for a rehabilitation program in Thousand Oaks and to then develop procedures and policies for such a program. As a result of that study, three areas of the City were identified as being in need of rehabilitation assistance; those areas are the Country Homes, Greenwich Village, and Old Town neighborhoods. A minimum number of 298 units in these areas were found to be substandard, and another 872 units were found to have some "deferred maintenance" items.

In 1986, the Agency contracted with the Area Housing Authority to administer the housing rehabilitation program in the City. From 1986 through December, 1991, the Agency's program has provided financial assistance to rehabilitate approximately 110 housing units occupied by low or moderate income households. It is expected that the Agency will continue to provide financing for this program in the range of approximately \$200,000-300,000 per year.

In addition to providing assistance to individual residential properties, Redevelopment housing funds can also be used for acquisition and rehabilitation of existing housing developments. For example, Agency staff have been working with Many Mansions in the potential acquisition and rehabilitation of an existing 101 unit rental development.

REDEVELOPMENT: ASSISTANCE TO OTHER PROGRAMS

In addition to the allocations identified on the previous pages, the Redevelopment Agency has allocated redevelopment housing funds to a variety of other housing programs. Following is a description of those funding activities.

Assistance for Homeless Programs:

The Agency has authorized an annual expenditure of \$35,000 from the Redevelopment Housing Fund to assist organizations with homeless services. For 1991-92, the funds were targeted to assist the following organizations: Zoe Shelter for operation of a year round homeless shelter; Lutheran Social Services and Catholic Charities for specialized homeless services, such as emergency housing, clothing, transportation and counseling; Ventura County Commission for Human Concerns for funds to support the revolving loan program to prevent homelessness; and, the Ventura County Homeless Coalition which acts as a clearinghouse for County homeless activities, funding and coordination of efforts. The Agency has also provided \$80,000 for homeless capital projects.

Neighborhood Rehabilitation:

Funds from the Redevelopment Housing Fund have been utilized to provide street and sidewalk improvements as well as the installation of sound walls in certain neighborhoods. The Royal Oaks Model Neighborhood and the Twin Palms Mobile Home Park are two examples of areas that have benefitted from this program.

Housing Assistance for Seniors:

In 1984, the City began to utilize Redevelopment Housing funds to administer the "Housing Assistance Program for Seniors" (HAPS). This program provides financial assistance to very low income elderly and disabled households. The intent of the program is to help elderly households with the payment of necessary utility and housing related costs such as water and sewer utilities and rubbish collection. Payments range from \$7.50 to \$30.00 per quarter per household on an average basis.

Assistance to Non Profit Groups Providing Housing Services:

The Agency has also allocated funds for administration of housing programs by non profit organizations. For 1991-92, the Agency allocated funds to both Many Mansions and the Area Housing Authority for program operations specifically designated for Thousand Oaks' households.

REDEVELOPMENT: UNITS ASSISTED BY INCOME CATEGORY

Redevelopment Agencies are required to provide information in their Redevelopment Plans on the number of units developed or rehabilitated by income category. The City of Thousand Oaks' Redevelopment Agency has approved a resolution allowing assistance to affordable units developed within the project area(s) as well as outside of the areas but within the incorporated limits of the City. Provided below is a summary of the number of units which have been developed or rehabilitated since the inception of the project area(s).

ILLUSTRATION # 15A: Units Developed/Rehabilitated (1983-92)

Name of Development	Number of Units Affordable to:			
	Very Low	Low	Moderate	Above Moderate
NEW UNITS DEVELOPED, REDEVELOPMENT ASSISTED:				
<i>Within Project Area(s)</i>				
Twin Oaks	0	0	15	0
Legget Court	49	0	0	0
Hidden Canyon	0	115	520	0
Casa De Oaks	0	20	165	0
Monterey Woods	0	4	36	0
Camelot	0	36	144	0
Hillcrest Royale	54	0	0	0
Shadows Apartments	15	15	0	0
<i>Outside Project Area(s)</i>				
Northoaks	0	0	112	0
Schillo Gardens	29	0	0	
Florence Janss Apts.	64	0	0	0
Scrub Oaks	0	5	0	0
Bel Air/Hillcrest	30	0	0	0
Royal Oaks Neighborhood	5	0	0	0
Glenoaks Senior Apartments	39	0	0	0
REHABILITATED UNITS, REDEVELOPMENT ASSISTED:				
<i>Within Project Area(s)</i>	0	0	0	0
<i>Outside Project Area(s)</i>	30	50	0	0
NEW /REHABILITATED UNITS, NO REDEVELOPMENT ASSISTANCE:				
<i>Within Project Area(s)</i>				
New Units	0	0	0	107 (all single-family)
Rehabilitated Units	0	0	0	0
TOTAL UNITS	315	245	992	107

As the chart on the previous page illustrates, there were a total of 1,659 units developed or rehabilitated from 1983-1992. This figure includes all units assisted with Redevelopment housing funds (both within and outside project areas) and unassisted new or rehabilitated units within the project areas. By income category, the 1,659 figure includes the subtotals of 315 very low income, 245 low income, 992 moderate and 107 above moderate income units. State law regarding Redevelopment housing funds requires that at least 15% of units developed or rehabilitated be affordable to very low, low and moderate income households. Further, at least 40% of those units (40% of the 15%) must be affordable to very low income households. Using the data in Illustration 15A on the previous page, approximately 94% of the 1,659 total units were affordable to very low, low and moderate income households (315 very low + 245 low + 992 moderate income units = 1,552 units or 94% of 1,659 total units). The number of units affordable to very low, low or moderate income households then exceeded the minimum 15% requirement by a substantial amount. Regarding affordability to very low income, the requirement is that 40% of the 15% minimum be affordable to very low income households. By applying 15% to the 1,659 total units, the result is 249 units and 40% of 249 units is 100 units. Approximately 315 units were affordable to very low income households from 1983-92; therefore, the 40% requirement was also met and exceeded.

Illustration #15B below identifies the expected number of units to be developed or rehabilitated in the remaining years of the Housing Element Review Cycle, which is the time period from 1992-94.

ILLUSTRATION # 15 B : Housing Estimates (1992-1994)

Name of Development	Number of Units Affordable to:			
	Very Low	Low	Moderate	Above Moderate
NEW UNITS DEVELOPED/ REDEVELOPMENT ASSISTED:				
Mountain Shadow	5	8	7	0
The Groves	0	0	0	0
HUD Low Rent Units	50	0	0	0
Shadow Hills (Acquisition)	10	40	0	50
REHABILITATED UNITS, REDEVELOPMENT ASSISTED:				
<i>Within Project Area(s)</i>	0	0	0	0
<i>Outside Project Area(s)</i>	40	70	20	50
NEW /REHABILITATED UNITS, NO REDEVELOPMENT ASSISTANCE:				
<i>Within Project Area(s)</i>				
New Units	0	0	0	0
Rehabilitated Units	0	0	0	0
TOTAL UNITS	105	118	27	100

2. MODIFICATIONS TO CITY PROCEDURES

In order to encourage new affordable housing developments, the City of Thousand Oaks has modified several City procedures and requirements. One of the more significant actions that the City has taken is to exempt affordable housing projects from the "Residential Development Control System", a process which limits the number of building permits that can be allocated to 650 per year. Further, for projects that are less than 100% affordable, the City Council may consider preferential treatment of the development allocation application if there are some units which will be affordable to low and/or moderate income households. In addition, the City can also modify or waive planning and design standards as well as approve density bonuses for projects that contain affordable housing units.

Regarding fees, the City has established a fee assistance program. Under this program developers of low and moderate income housing units can request that payment of capital improvement fees be deferred until "Certificates of Occupancy" are issued. Fees are normally required to be paid much earlier in the development process. Since capital improvement fees can account to up to 95% of all required fees, this deferral of payment can make a significant reduction in up front cash requirements for the overall development and saves considerable financing costs for the project. In addition to assistance with deferral of fees, the City Council has also adopted a fee exemption process for lower income housing developments in which the Redevelopment Agency pays the fees for the development. Government assisted housing developments designed for lower income elderly are also exempt from sewer and water connection and inspection fees. These projects are also exempt from paying "bedroom taxes" (for open space and park land) as are housing developments and mobile homes used exclusively by the handicapped or persons of low and moderate income. Additionally, in the Royal Oaks Model Neighborhood Improvement area, park, water, sewer and traffic signal fees are lower because the Redevelopment Agency has paid \$2000 towards the fee for each lower income unit in the area.

3. COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

Thousand Oaks receives a direct allocation of "Community Development Block Grant" (CDBG) funds from the U.S. Department of Housing and Urban Development. These funds are primarily targeted to assist lower income persons in the areas of housing assistance, provision of infrastructure, economic development, and other support services. Depending on their own individual needs and resources, communities can allocate their CDBG funding allotments to those programs or services with the greatest need in the community.

In past years the City of Thousand Oaks has allocated CDBG funds both to private development project and public or private, non-profit agencies to further develop the provision of adequate and affordable housing. From 1980-88, the City has expended a total of \$1,193,610 in CDBG funds. Following is a summary of those CDBG funding allocations made in recent years.

COMMUNITY DEVELOPMENT BLOCK GRANT: ADMINISTRATIVE FUNDING TO PRIVATE AND PUBLIC AGENCIES

Thousand Oaks has used CDBG funds to assist in the continuation of much needed housing services in the City. CDBG funds have been used to pay administrative costs for "Many Mansions", a non-profit organization and one public agency (the "Fair Housing and Counseling Program" offered by the Ventura County Area Housing Authority). These agencies provide direct assistance to lower income households seeking affordable housing. Many Mansions provides rental subsidy assistance to lower income households. The "Fair Housing and Counseling Program" provided through the Area Housing Authority provides fair housing information and counseling services. The City's allocation of CDBG funds to support administrative costs for these agencies has been an integral and necessary component in insuring that these services continue to provide housing assistance to Thousand Oaks households.

**COMMUNITY DEVELOPMENT BLOCK GRANT:
DIRECT ASSISTANCE TO HOUSING PROJECTS AND PROGRAMS**

In addition to helping defray administrative costs, Thousand Oaks has allocated CDBG funds directly to housing projects and programs. Three housing developments in particular have been assisted with CDBG monies. Approximately \$410,000 of CDBG funds were allocated to assist in land purchase costs for the Camelot development, and another \$415,000 was used for land acquisition for the Leggett Court public housing development. This development provided 49 additional lower income rental units to the City's housing stock.

In 1988, the City produced a video using CDBG funds entitled "Fair Housing in Thousand Oaks". This video is regularly shown on the City's public access T.V. channel and, also, received recognition from the Area HUD office. Further, the video has been submitted for consideration of a "Cindy" award from the Association of Visual Communicators.

In addition to the fair housing video, the City also utilized CDBG funds to host a Fair Housing reception which provided information on the new Fair Housing regulations. Interested property owners were invited to the reception to discuss these new regulations. Further, staff specialists from the Los Angeles HUD office have attended workshops in Thousand Oaks to discuss the implementation of these recently enacted Fair Housing regulations.

The activities described above demonstrate Thousand Oaks' desire, drive, and commitment to provide a range of different types of housing opportunities to low and moderate income households. The City has assisted with all types of housing developments, including homeownership opportunities, provision of rental units, new construction and development, and rehabilitation of existing units. The City of Thousand Oaks intends to continue its successful level of assistance in future years in order to insure that even more housing opportunities are available to low and moderate income households in Thousand Oaks. The chart on the following page summarizes the extent of CDBG assisted activities from 1980-88.

ILLUSTRATION # 16: CDBG Funded Housing Program Assistance

**HOUSING ACTIVITIES FUNDED BY
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
1980-88**

	<u>Year</u>	<u>Project/Activity</u>	<u>Funding Level</u>
1.	1980-82	Land Write-Down, Camelot project	\$410,000.00
2.	1983	Land Write-Down, Leggett Court project (Area Housing Authority)	\$415,000.00
3.	1978	House repairs and painting in Old Town	\$ 10,000.00
4.	1980	Emergency housing repairs for seniors	\$ 4,000.00
5.	1982-88	Housing Counseling and Fair Housing Service - Area Housing Authority	\$125,700.00
6.	1983-88	Many Mansions, Administrative funds for operation of rental assistance and counseling service	\$155,900.00
7.	1984-87	Scrub Oaks. Administration of housing assistance and "sweat equity" program for first time buyers	\$ 43,113.00
8.	1988	Fair Housing Program - production of video for transmittal on Thousand Oaks public access channel	\$ 9,500.00
9.	1987-88	Zoe Christian Center (Homeless Shelter)	\$20,400.00
Total			\$1,193,613.00

4. AGENCIES AND ORGANIZATIONS INVOLVED IN PROVIDING HOUSING OPPORTUNITIES IN THOUSAND OAKS

The City of Thousand Oaks is fortunate to have several different non-profit organizations involved in providing more affordable housing options. It is extremely difficult for private agencies to develop affordable housing on their own just as it is also problematic for public agencies to design financially and politically feasible housing projects. Therefore, successful affordable housing programs require a joint public/private partnership effort. Because Thousand Oaks has several active and effective private housing organizations, it is important to describe and acknowledge the valuable role they play in the Conejo Valley community. Following is a description of the two most active organizations currently involved in housing programs in Thousand Oaks.

A. Area Housing Authority, County of Ventura

The Area Housing Authority is the City's Housing Authority and, as such, operates a field office in Thousand Oaks in the Human Services Center at 80 East Hillcrest Drive, Thousand Oaks. The authority is a Joint Powers Agency which serves the Housing Authority for the cities of Thousand Oaks, Camarillo, Moorpark, Simi Valley, Ojai, Fillmore, and the unincorporated areas of Ventura County. Thousand Oaks was one of the founding member jurisdictions when the authority was established in 1971.

The Section 8 (Existing) rental subsidy program is managed by the Area Housing Authority for Thousand Oaks. This program provides financial assistance to low income households so that they can rent privately owned rental units. Depending on the household's income and the unit market rent, the Section 8 program provides a rental subsidy for a proportion of the rental costs in order to make the rental units affordable for the household.

The Area Housing Authority also manages the 64 unit Florence Janss elderly housing development off Brazil Street as well as the 49 unit family rental project off Los Feliz Drive. Further, the Area Housing Authority is under contract with the City of Thousand Oaks to provide fair housing, counseling and information

services, as well as to administer the City's housing rehabilitation program. In 1989, the Area Housing Authority also assumed administration of the Senior Shared Housing Program.

B. Many Mansions

Many Mansions is a non-profit organization that administers a unique and very necessary housing service. Many Mansions operates a rental subsidy program which is primarily funded with Redevelopment monies and which assists lower income households with their rent payments. The rental subsidy program and housing counseling service is usually offered in conjunction with the Section 8 (existing) program and the average subsidy is approximately \$131 per month. The program funding is supplemented by the "Adopt-A-Family" program which depends on contributions from Thousand Oaks households and organizations. Approximately 104 households are currently being assisted through the program and another 116 households are on the waiting list.

In addition to the rental subsidy program, Many Mansions is also the sponsor/developer of Schillo Gardens, a 29 unit rental housing development located on Los Robles Drive. In cooperation with the City of Thousand Oaks, Many Mansions operates and manages these low income rental units.

SEE THE TABLE ON THE NEXT PAGE FOR A COMPLETE SUMMARY OF ALL AFFORDABLE HOUSING OPPORTUNITIES PROVIDED THROUGH THOUSAND OAKS' REDEVELOPMENT OR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDED PROGRAMS

ARTICLE 34 - REFERENDUM AUTHORITY

When addressing publicly assisted affordable housing construction opportunities and publicly, it is important to note the availability of Article 34 authority. On November 6, 1979, Article 34 authority was passed by 60 percent of the City's electorate. This will allow the construction of low cost housing units up to two percent of the City's housing stock. Article 34 typically applies to the construction of housing directly involving a public agency (e.g., ownership by the Area Housing Authority), or housing built under the California Housing Finance Agency funding programs. It should be noted that, at the time that this Housing Element was prepared (1989), the breadth and scope of Article 34 authority was being reviewed by the California courts and could be subject to change.

ILLUSTRATION # 17:

SUMMARY OF AFFORDABLE HOUSING UNITS
City of Thousand Oaks/Redevelopment Agency
Affordable Housing Program (1983-1989)
Units Approved and/or Built

<u>Project</u>	<u>Tenure*</u>	<u>Approved</u>	<u>Built</u>	<u>Income Category</u>	
				<u>Very Low and Low</u>	<u>Moderate</u>
1. Twin Oaks	O	15	15	0	15
2. Northoaks	O	112	112	0	112
3. Legget Court	R	49	49	49	0
4. Hidden Canyon	O	635	635	115	520
5. Casa De Oaks	O	185	185	20	165
6. Monterey Woods	O	40	40	4	36
7. Camelot	O	180	180	36	144
8. Schillo Gardens	R	29	29	29	0
9. Florence Janss Apts.	R	64	64	64	0
10. City Rehabilitation	O	5	5	2	3
Hillcrest Dr. widening					
11. Hillcrest Royale	R	54	54	54	0
12. Scrub Oaks	O	5	5	5	0
13. Cerebral Palsy and					
Spastic Children's Fdn.	R	30	30	30	0
14. Shadows Apts.	R	148	148	30	118
15. Royal Oaks Model	R	5	2	5	0
Neighborhood Project					
16. Ventu Park Road	R	104	0	52	52
17. Glenoaks Senior	R	39	0	39	0
Apartments					
Subtotal - New Units		1,699	1,553	534	1,165
18. Section 8 existing certificates		260	--	260	0
and vouchers (includes Many					
Mansions rental subsidies but					
excludes rent subsidies in					
above new projects					
19. Housing Rehabilitation					
Program		65	--	46	19
OVERALL TOTALS		2,024	1,553	840	1,184

* Tenure Category: "O" for Owner Occupied, "R" for Renter Occupied

REVIEW OF THE 1986 HOUSING ELEMENT

State Housing Element Guidelines require that communities evaluate their previous Housing Elements according to the following three criteria:

- ✓ Effectiveness of the Element
- ✓ Progress in implementation, and
- ✓ Appropriateness of Goals, Objectives and Policies.

The sections that follow evaluate the Thousand Oaks 1986 Housing Element according to those criteria listed above.

EFFECTIVENESS OF 1986 ELEMENT AND IMPLEMENTATION PROGRESS

1. Population and Housing Unit Estimates

The 1986 Element projected that 34,653 households would be residing in Thousand Oaks by 1988. This was based upon an estimate by SCAG in which factors such as current population, employment trends, infrastructure capacity and land availability were considered. As of January 1, 1988, the number of households in Thousand Oaks was 34,408 and, as of January 1, 1989 that number had increased to 35,264. Thus, during 1988, the number of households in Thousand Oaks did indeed match the estimate of 34,653 households in the 1986 Housing Element. The figure below summarizes this increase:

Total Dwelling Units, City of Thousand Oaks

January 1, 1986 -	34,062 units
January 1, 1987 -	34,888 units
January 1, 1988 -	35,826 units
January 1, 1989 -	36,594 units

Included within the 1986 growth projections for total households, was the estimate of future housing need for the period 1983-1991. As noted on pages 23 and 24 of the 1986 Housing Element, approximately 7,200 new units were needed during this time frame to meet housing demand. As of April, 1986, it was estimated that 1,985 units had already been provided and the remaining need was 5,215 housing units from April, 1986 to January, 1991 or an addition of approximately 1,100 units per year.

In the 3 year period from January 1986 to January 1989, a total of 2,532 new units have been added to the housing stock in Thousand Oaks, averaging approximately 844 new units per year. This indicates that the City achieved 77% of its "housing need"

goal of 1,100 units added annually.

7,200	Total Units needed (1983-91)
<u>-1,985</u>	Building Permits issued (1983-86)
5,215	Units Needed, 5 yr. period (1986-91)
<u>-2,532</u>	Units Added to housing stock (1986-89)
2,683	Remaining units needed (1986-91)
5,591	Units needed, NEW 5 yr. period (1989-94)

As mentioned in the "Introduction" section of this Element, one of the purposes of the current revision is to comply with State law requiring all jurisdictions within the SCAG region to adjust their housing element goals to the projected 5 year time frame of 1989-94. Thus, Thousand Oak's projected housing need for the remaining 2 years of the 1986 Element (1989-91) has been included within the new 5 year projections (1989-94) of 5,591 units.

2. Housing Needs and Programs Identified on 1986 Element

There were 4 significant housing needs identified in the 1986 Element and 25 housing programs designed to address those needs. Following is a discussion first, of the housing needs and quantified objectives, and then the related housing programs.

Need # 1: Affordable Housing

According to SCAG data and updated data prepared for the 1986 Housing Element, it was estimated that 1,514 lower income households and 274 moderate income households (i.e. households earning 81-120% of median income and now called "middle" income households) would be in need of assistance between 1986-1991.

The goals as stated in the 1986 Element (page 64) were to provide the following units:

- 150-300 low income units (1986-1991)
- 50-100 moderate income units (1986-1991)
- 75-125 rehabilitated units at affordable housing costs (1986-1991)
- 200-250 rental subsidies annually

Listed on the following page are the actual number of units/subsidies built or approved, as of March, 1989.

1986-1991 Goal	1986-89 Accomplishments
150-300 lower income units	239 lower income units 30 units - Shadows Apt. 5 units - Royal Oaks 52 units - Ventu Park Road Apartments 39 units - Glen Oaks Senior Apartments 30 units - Cerebral Palsy and Spastic Children's Fund 54 units - Hillcrest Royale 29 units - Schillo Gardens
50-100 moderate income units	170 moderate income units 118 units - Shadows Apartments 52 units - Ventu Park Road Apartments
75-125 rehabilitated units at affordable costs	45 total units
200-250 rental subsidies	260 Rental Subsidies

The information above indicates that the City has exceeded its 1991 goals already in terms of producing moderate income units and that the City is making steady progress in addressing its lower income and rehabilitation goals. The number of rental subsidies provided in 1989 was 260 which exceeds the 1986 goal of 250 subsidies annually.

It is important to note that the City Redevelopment Agency has played a key role in producing the low and moderate income units identified above. As of March 1989, the Agency had expended over \$7.5 million for assistance to a variety of housing programs and services.

Need #2: Adequate Supply and Variety of Housing Type

The 1986 Element identified 5,215 new units needed between 1986-1991. As discussed previously in this chapter, 2,532 new units have been added to the stock from January 1, 1986 to January 1, 1989. These 2,532 units represent 49% of the total goal identified for the year 1991. Therefore, it appears that the City is making adequate progress in meeting its new construction goal.

Need #3: Maintenance of the Existing Housing Stock

The existing housing stock is a valuable resource that needs to be maintained. The 1986 Element identified a need of 75-125 housing units to be rehabilitated from 1986-91.

The City has initiated a very active housing rehabilitation program utilizing Redevelopment tax increment funds. As of March 1989, 45 units have been or are in the process of being rehabilitated with City assistance. Of those 45 units, 71% or 32 units are occupied by lower income households and the remaining 29% (13 units) are occupied by moderate income households. In addition to the housing rehabilitation program, the City has also initiated an Emergency Housing Repairs Program to assist households with emergency or life-threatening immediate hazards.

Further, the City continues to administer a Resale Inspection Program which provides an opportunity for the City to inspect housing units as they are placed on the real estate market.

Need #4: Housing Suitable for Special Need Households

Under this fourth and final housing need, two objectives were identified in the 1986 Element. The first was to provide fair housing counseling and information and the second was to provide assistance to non-profit agencies serving special need households.

Regarding fair housing, the City has provided funding to the Area Housing Authority of Ventura County for housing counseling and services. In addition, the City has produced a Fair Housing Video broadcast on the local cable channel which received recognition from the Los Angeles HUD office.

The City has been very supportive of non-profit agencies providing housing services. The City has provided funding since 1983 to Many Mansions, a non-profit organization which provides rental subsidy assistance to lower income households. In addition, the City has provided funding to the following groups:

- ✓ **Cerebral Palsy and Spastic Children's Foundation**
for 30 units designed for lower income handicapped individuals
- ✓ **Housing Assistance Program for Seniors**
for assistance with utility payments for elderly
- ✓ **Hillcrest Royale (a for-profit development)**
for assistance with 54 lower income congregate care units for elderly
- ✓ **Glenoaks Senior Apartments (a for-profit development)**
for assistance with 39 lower income elderly units.
- ✓ **Lutheran Social Services, Catholic Charities and Zoe Christian Center**
for assistance with homeless households

SUMMARY

In reviewing the goals, policies and programs of the 1986 Housing Element, it is apparent that the City has been extremely effective in providing additional housing opportunities, especially affordable housing opportunities, in the past few years.

In looking towards the future within the time frame of this Housing Element (1989-94), the City intends to continue in the same directions as the 1986 Element. It is apparent that many of the policies and programs from the 1986 Element are still very much applicable to today's housing needs as identified on pages 2-26 of this report. Therefore, many of the programs which were started between 1986 and 1989 are projected to be continued during 1989 to 1994. The paragraphs below summarize the accomplishments of the 1986-89 programs and policies and identify the type of programs that will be continued to be implemented from 1989-94.

Provision of Affordable Housing Opportunities

The City of Thousand Oaks has been very successful in implementing the programs and addressing the goals of the 1986 Housing Element. As the chart on page 51 of this document indicates, the City had already achieved

and/or exceeded some of its 1991 goals by early 1989. For example, the City has assisted with the development of 170 moderate income housing units while the total goal by 1991 was only 50-100 units. In regards to lower income units, the City had already assisted in the development of 239 lower income units by 1989 which is 80% of its maximum goal of 300 units by 1991. These goals have been achieved by the effective use of Redevelopment tax increment funds to assist with development costs as well as overall City support for low and moderate income housing. For the time frame of this Housing Element (1989-94), the City intends to continue its aggressive efforts to provide affordable housing and will assist with the implementation of Programs 1, 2, 3, 4, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 as described in the Housing Programs section of this Element.

Provision of Adequate Supply of Housing

As described on page 52 of this report, the City of Thousand Oaks' housing stock has increased by 2,532 new units between January 1, 1986 and January 1, 1989. These 2,532 units represent 49% of the total goal identified to be achieved by 1991. The City will continue to encourage construction of additional units and has set a goal of 5,591 new units added to the housing stock between 1989-94. This goal will be addressed through the implementation of Programs 1, 2, 3 and 4 as described in the Housing Programs Section of this Element.

Maintenance of the Existing Housing Stock

With the establishment of the City's housing rehabilitation program in 1986, Thousand Oaks has made a long-term commitment to maintaining the existing housing stock. The City intends to continue its commitment throughout the 1989-94 time frame of this Element. Housing rehabilitation is seen as a need that will continue throughout 1989-94 as the City's existing housing stock ages and some units deteriorate because of lack of maintenance. The City intends to continue to provide housing rehabilitation assistance through the provision of Programs 5, 6, 7, 8 and 9 as described in the Housing Programs Section of this Element.

Assistance to Special Needs Households

The City has targeted a significant amount of assistance to non-profit groups and organizations that service special needs households. Page 53 of this report identifies those organizations and a brief description of the type of assistance that was provided. For the 1989-94 Housing Element, the City intends to continue to support the provision of services to special need households and has identified Programs 20, 21, 22 and 23 to achieve that objective.

HOUSING PROGRAMS

OVERVIEW

As indicated in the previous two chapters of this Element (pages 35-54), the City of Thousand Oaks has been very effective and successful in providing additional housing opportunities, especially for low and middle income households. The City has utilized its Redevelopment tax increment funds to provide over \$11 million dollars in financing to housing projects and programs. The City has also utilized its Community Development Block Grant funds to provide land write downs, Housing Counseling and Information services (including the production of a fair housing video shown on the local cable channel), and administrative funds for non-profit agencies providing housing assistance. As the illustration on page 48 of this document demonstrates, approximately 2003 households have been assisted since 1983, all due to financing assistance and support by the City of Thousand Oaks.

While Thousand Oaks' housing accomplishments have been significant over the last few years, there still remains more to be done. As is typical with almost every community throughout California and the United States, there are still unmet housing needs in the City. After a review of the information and data presented in the previous chapters of this document, there appears to be four major needs in the City for the 1989-94 time period. These four needs are identified below.

Significant Housing Needs Projected for 1989-94

1. Provide an Adequate Supply and a Sufficient Variety of New Housing Opportunities
 - o Provide sufficient land and services to accomodate the projected need of 5591 new housing units.*
2. Conserve and Improve Units in the Existing Housing Stock
 - o Address the need to rehabilitate the 308 units identified as substandard and in need of rehabilitation/deferred maintenance*
3. Maintain Existing and Add New Affordable Housing Units
 - o Conserve existing affordable projects scheduled for termination*
 - o Provide additional affordable housing units, especially rental housing for low and middle income households*
4. Strive to Assure that All Persons have Equal Access to Housing Opportunities

Goals and policies have been developed to address the four housing needs identified on the previous page. In order to implement those goals and policies, housing action programs have also been developed.

On the following pages are a listing of the four housing needs with the appropriate housing goals, policies and programs that address each need. Where applicable, each housing program is described in terms of the following:

- Responsible Party** *or Who's Responsible for the Program?*
- Time Frame** *or When Will the Program be Implemented?*
- Objectives** *or How Many Housing Units or Households Will be Assisted?*
- Funding** *or Where is the Money Coming From?*

It is important to note that, while a specific housing program may address more than one need or goal, for organizational purposes the housing programs are listed according to the particular housing need to which it is most pertinent.

Following a description of the need, goals, policies and program, a table summarizing all of the housing programs is listed on pages 68-71. This table provides a quick overview of all of the housing programs and the expected accomplishments for the time period from 1989-1994.

**GOALS, POLICIES AND HOUSING
PROGRAMS**

**NEED #1: PROVIDE ADEQUATE SUPPLY AND A SUFFICIENT VARIETY OF
NEW HOUSING OPPORTUNITIES**

GOAL: Thousand Oaks will continue to develop as a balanced residential environment which provides residents with access to employment opportunities, community facilities and adequate services, with the recognition that there will be a future limit to available residentially developable land as the City reaches its ultimate build out.

POLICIES:

To assure the adequate provision of sites for housing, the City shall:

- ✓ *Encourage the development of new housing in proximity to core public services, transportation routes and other existing community facilities,*
- ✓ *Promote a housing stock that varies sufficiently in cost and type and is situated in a variety of locations to adequately meet the economic, social, and mobility needs of all residents,*
- ✓ *Strive to provide opportunities for and to facilitate the maintenance, improvement and development of a variety and choice of housing consistent with the City's identified local needs and its regional housing responsibilities,*
- ✓ *Plan for residential land uses which could accommodate anticipated growth from new employment opportunities, and*
- ✓ *Insure that sufficient vacant land be designated and zoned, with appropriate standards and at varying densities, for residential use in relation to zoning for non-residential use.*

PROGRAMS:

Program #1. Consistent with the City's Residential Development Control System, to the best of its ability, the City will:

- (a) work to provide an adequate level of infrastructure and service capacity to meet its new construction needs over the next 5 years.
- (b) strive to provide an adequate and balanced supply of residentially zoned land to accomodate its new construction needs over the next 5 years.
- (c) strive towards a level of residential development activity sufficient to meet its projected new construction needs over the next 5 years.

Responsible Party: City of Thousand Oaks and other appropriate governmental service agencies

Time Frame: 1989-94

Objective: 5591 New Housing Units Produced

Program #2. The City will continue to implement the Accessory Unit Ordinance which regulates the provision of accessory units in residential areas.

Responsible Party: City of Thousand Oaks

Time Frame: 1989-94

Objective: 10-20 accessory units

Program #3. The City will periodically review vacant and/or underutilized land in the City and its Sphere of Influence to determine whether there is sufficient land and infrastructure to meet its projected housing needs.

Responsible Party: City of Thousand Oaks

Time Frame: 1989-94

Program #4. The City will continue to monitor the availability of a variety of housing types and sizes in the City. In addition, the City will evaluate the need for additional specialized housing such as congregate care facilities. When presented with development applications for such type of facilities, the City will evaluate the existing supply of such facilities and whether there is a need to provide additional facilities.

Responsible Party: City of Thousand Oaks and Council on Aging

Target Date: 1989-94

NEED #2: CONSERVE AND IMPROVE UNITS IN THE EXISTING HOUSING STOCK

GOAL:

Maintain and improve the existing housing stock of the City by reducing housing deterioration through programs aimed at conservation and rehabilitation.

POLICIES:

To maintain and improve the existing housing stock, the City will:

- ✓ *Encourage the maintenance and repair of the City's existing owner occupied and rental housing supply to prevent deterioration of housing in the City, and*
- ✓ *Encourage the rehabilitation of substandard and deteriorating units through public and private actions.*

PROGRAMS:

Program #5. The City, or its designated agency, will continue to implement a publicly funded housing rehabilitation program to assist property owners in the repair and maintenance of their housing units. Low and moderate income households are the beneficiaries of the program and both owner and renter occupied units will be eligible for assistance.

Responsible Party: City of Thousand Oaks

Funding: Redevelopment Housing Set-Aside Funds

Objective: 120-180 Units Rehabilitated (60-90 Very Low and Low Income;
60-90 Moderate Income Units)

Target Date: 1989-94

Program #6. The City will continue to encourage privately funded rehabilitation and repair of housing units.

Responsible Party: Private Property Owners

Objective: 50-100 Units Rehabilitated (Above Moderate Income Units)

Target Date: 1989-94

Program #7. The City will assist private developers and non-profit groups in securing State and/or Federal funds for rehabilitation of single and multi-family structures. For example, funds will be available from Propositions 77 and 84 to provide financing for rehabilitation of both owner occupied and renter occupied structures. An additional source of funding is the federal Rental Rehabilitation Program for the rehabilitation of rental units.

Responsible Party: City of Thousand Oaks, Private Developers, Non Profit Groups

Objective: 10-40 Units Rehabilitated (Very Low and Low Income Units)

Funding: State and or Federal Rehabilitation Programs

Target Date: 1989-94

Program #8. The City will continue to implement the Resale Inspection Program as a method to encourage maintenance of the existing housing stock.

Responsible Party: City of Thousand Oaks, Building and Public Safety Department

Objective: 1500-2000 Units Inspected

Funding: Fee-supported Funds

Target Date: 1989-94

Program #9. The City will continue to implement the Condominium Conversion Ordinance adopted in 1979. This ordinance will be continued as long as there is a need in the City to conserve the City's rental apartment stock and prevent displacement of tenants.

Responsible Party: City Council

Target Date: Ongoing

NEED #3 : MAINTAIN AND ADD NEW AFFORDABLE HOUSING UNITS

GOAL: The City of Thousand Oaks will maintain existing affordable housing opportunities and provide new opportunities for additional affordable housing units.

POLICIES:

To provide the maximum number of affordable housing units feasible, the City will:

- ✓ *Conserve existing low-income rental units which have federal mortgages or rent subsidies in threat of being terminated,*
- ✓ *Encourage the provision of additional housing units affordable to low and moderate income households,*
- ✓ *Assure that all new low and moderate income housing units will continue to remain affordable over a long term period,*
- ✓ *Aggressively pursue all potential programs and funding sources for the provision of additional rental housing units for low and middle income households,*
- ✓ *Consider establishing a program to assist first-time homebuyers in purchasing housing,*
- ✓ *Preserve affordable housing opportunities provided through existing mobile home parks in the community, and*
- ✓ *Insure that a certain percentage or number of units be set aside for affordable housing units within any future Specific Plans approved by the City.*

PROGRAMS:

Program # 10. The City will monitor the potential conversion of the 151 existing assisted units whose federal mortgage or rent subsidies could be terminated. City staff will follow the monitoring procedures as described on pages 10-11 in Appendix #4 of this document. The objective of this monitoring system is to prevent the 151 units from converting to market rate housing.

Responsible Party: City Managers Office, City of Thousand Oaks

Target Date: 1989-94

Objective: Prevent conversion of 151 very low and low income rental units at the following developments:

Conejo Future Apartments (1994 possible conversion)

Los Arboles Apartments (1995 possible conversion)

Mountclef Apartments (1995 possible conversion)

Program #11. The City will continue to support the affordable housing opportunities provided through mobile homes and mobile home parks in the community. The City will also continue to maintain rental review and low income affordability at the Rancho mobile home park. Wherever feasible, the City will assist residents in purchasing their mobile home parks. Possible sources of funding include City Redevelopment funds as well as State of California "Mobilehome Park Assistance Program" funds. In addition, the City will continue to maintain rental review and low income affordability

Responsible Party: City of Thousand Oaks

Target Date: 1989-94

Objective: Conserve housing opportunities provided by
City's 1061 mobile homes (Very Low, Low and Moderate Income units)

Program #12. The City will continue to encourage and support where possible the continued provision of housing services and programs by non-profit groups in the Thousand Oaks area. Examples of such groups which currently exist are the Area Housing Authority of Ventura County and Many Mansions, Inc.

Responsible Party: City of Thousand Oaks

Target Date: 1989-94

Program #13. The City will encourage proposed residential developments to include units affordable to low and moderate income households. It will be the City's goal to encourage that, at a minimum, 10% of all new units shall be affordable on a long-term basis to lower (low and very low) income and moderate (middle) income households with an emphasis on assisting family households.

Responsible Party: City of Thousand Oaks

Target Date: 1989-94

Objective: 300-400 Units Affordable to Very Low and Low Income
Households
250-400 Units Affordable to Moderate Income
Households

Program #14. The City will review the proposed conditions for Specific Plans (Rancho Conejo and Dos Vientos Specific Plans) to ensure that those plans conform with Program #13 above. Specifically, the Dos Vientos Specific Plan conditions should be revised to reflect an emphasis on family owner-occupied housing units and the Rancho Conejo conditions should include a requirement that at least 10% of the proposed units be affordable to low and middle income households. Further, the Lang Ranch Specific Plan shall designate a site for lower income housing units.

Responsible Party: City of Thousand Oaks, Planning Department

Target Date: 1989-90

Objective: Review Dos Vientos and Rancho Conejo Specific Plans
for conformance with Program #13 above.

Program #15. The City of Thousand Oaks Redevelopment Agency will continue to allocate at least 20% of its tax increment funds from both the Thousand Oaks Boulevard and Newbury Road project areas for housing programs. The funds will be used to assist with the development of additional affordable housing opportunities for low and middle income households.

Responsible Party: City of Thousand Oaks, Redevelopment Agency

Target Date: 1989-94

Program #16. The City will continue to ensure that any affordable housing units assisted with public funds will remain affordable to low and middle income households for the longest term possible. In addition, the City will also continue to enforce owner occupancy (including speculation controls) for affordable housing projects. These policies will apply to both newly constructed as well as rehabilitated housing units.

Responsible Party: City of Thousand Oaks

Target Date: 1989-94

Program #17. The City will continue to also provide non-financial assistance (i.e. "fast tracking" of development applications, modifications/waivers to development standards, density bonuses) to projects containing affordable housing units. This assistance will be coordinated through staff and the City Housing Issues Committee.

Responsible Party: City of Thousand Oaks, Planning Department
and Housing Issues Committee

Target Date: 1989-94

Program #18. The City will aggressively pursue all available funding sources for the provision of additional affordable housing units, especially for the construction or rehabilitation of rental units. Examples of programs which are appropriate are:

- a) State of California, Rental Housing Construction Program
- b) U.S. Department of Housing and Urban Development,
Public Housing Funds (City of Thousand Oaks has
an allocation of funds for 50 units)
- c) Local funds such as Redevelopment tax increment or
Community Development Block Grant funds

Responsible Party: City of Thousand Oaks

Target Date: 1989-94

Objective: 50 Units Affordable to Very Low and Low Income
50 Units Affordable to Moderate Income Households

Program #19. The City will evaluate the feasibility of establishing a "First Time Homebuyers" program to assist middle income households in the purchase of a housing unit.

Responsible Party: City of Thousand Oaks, Planning Department

Target Date: 1990

Objective: 200-250 Units by 1994

NEED #4: STRIVE TO ASSURE THAT ALL PERSONS HAVE EQUAL ACCESS TO HOUSING

GOAL: The City of Thousand Oaks will strive to provide housing opportunities within the City for all households regardless of race, color, religion, sex, marital status, age, physical or developmental disability.

POLICIES:

To endeavor to provide equal access to housing, the City will:

- ✓ *Continue affirmative action efforts to provide equal opportunity and fair housing practices within the City, and*
- ✓ *Promote activities and programs that meet the special needs of the homeless households by cooperation with other agencies and organizations with specialized expertise in this area of need.*

PROGRAMS:

Program #20. Continue to monitor the needs of homeless households in Thousand Oaks and assist, where feasible, local organizations who provide programs and support for the homeless.

Responsible Party: City of Thousand Oaks Planning Department
Target Date: 1989-94

Program #21. As long as feasible, continue to assist elderly households with the City's "Housing Assistance Payment for Seniors" program.

Responsible Party: City of Thousand Oaks
Target Date: 1989-94
Objective: 600-800 Elderly Households Assisted Annually

Program #22. The City will continue to provide affirmative and substantive fair housing activity programs through the Area Housing Authority of Ventura County and City programs.

Responsible Party: City of Thousand Oaks and Area Housing Authority of Ventura County
Target Date: 1989-94

Responsible Party: City of Thousand Oaks and Area Housing
Authority of Ventura County

Target Date: 1989-94

Program #23. The City will support efforts by local organizations and non-profit groups to provide assistance to special need households; in particular, single-parent households, elderly, handicapped, homeless and physically and developmentally disabled.

Responsible Party: City of Thousand Oaks and local organizations
Target Date: 1989-94

Summary of Objectives for Construction, Rehabilitation and Conservation (Based on Objectives listed in Programs 1-23)

Construction:

- Program #1: 5,591 Very Low, Low, Moderate and Above Moderate Units
(The 5,591 unit total includes the units also identified
in Programs #13 and 18 below)
- Program #13: 300-400 Very Low and Low Income Units
250-400 Moderate Income Units
- Program #18: 50 Very Low and Low Income Units
50 Moderate Income Units

Rehabilitation:

- Program #5: 60-90 Very Low and Low Income Units
60-90 Moderate Income Units
- Program #6: 50-100 Above Moderate Income Units
- Program #7: 10-40 Very Low and Low Income Units

Conservation:

- Program #10: 151 Very Low and Low Income Units
- Program #11: 1,061 Very Low, Low and Moderate Income Units

HOUSING ACTION PLAN

July, 1989-June, 1994

Housing Needs	Goals	Actions To Be Taken	Objectives (1989-1994)
<p>1. Provide Adequate Supply and a Sufficient Variety of New Housing Opportunities</p> <p>✓ 5591 New Units Needed</p>	<p>1. <i>Thousand Oaks will continue to develop as a balanced residential environment which provides residents with access to employment opportunities, community facilities and adequate services.</i></p>	<p>✓ Work to provide an adequate level of infrastructure and service; strive to provide an adequate and balanced supply of residentially zoned land and ensure that the RDCS generates a level of development activity sufficient to meet new construction needs. (Program #1)</p> <p>✓ Continue to implement the Accessory Unit Ordinance which regulates the provision of accessory units in residential areas. (Program #2)</p> <p>✓ Review vacant and underutilized land periodically. (Program #3)</p> <p>✓ Monitor availability of housing types and sizes in the City. (Program #4)</p>	<p>5591 Units Produced</p> <p>10-20 New Accessory Units</p>
<p>2. Conserve and Improve Units in the Existing Housing Stock.</p> <p>✓ 308 Units Suitable For Rehabilitation</p>	<p>2. <i>Maintain and improve the existing housing stock of the City by reducing housing deterioration.</i></p>	<p>✓ Continue to implement a publicly funded housing rehabilitation program. (Program #5)</p>	<p>120-180 Units Rehabilitated</p>

HOUSING ACTION PLAN

July, 1989-June, 1994

Housing Needs	Goals	Actions To Be Taken	Objectives (1989-1994)
<p>2. Conserve and Improve Existing Housing Stock (Continued)</p>		<ul style="list-style-type: none"> ✓ Encourage privately funded housing rehabilitation. (Program #6) ✓ Assist private developers and non-profit groups in securing rehabilitation funds. (Program #7) ✓ Continue to implement the Resale Inspection Program. (Program #8) ✓ Continue to implement the Condominium Conversion Ordinance as long as a need exists to conserve rental stock. (Program #9) 	<p>50-100 Units Rehabilitated</p> <p>10-40 Units Rehabilitated</p> <p>1500-2000 Units Inspected</p>
<p>3. Maintain and Add New Affordable Housing Units</p>	<p>3. <i>Maintain existing affordable housing opportunities and add new affordable housing units.</i></p>	<ul style="list-style-type: none"> ✓ Work with non-profit groups and other interested parties to prevent conversion of existing low income rental units. (Program #10) 	<p>151 Existing Units Conserved</p>

HOUSING ACTION PLAN

July, 1989-June, 1994

Housing Needs	Goals	Actions To Be Taken	Objectives (1989-1994)
3. Maintain and Add New Affordable Housing Units (Continued)		<ul style="list-style-type: none"> ✓ Continue to support affordable housing opportunities provided through mobile homes and mobile home parks in the community. (Program #11) ✓ Continue to support the provision of housing services and programs provided by non-profit groups in the Thousand Oaks area. (Program #12) ✓ Encourage new developments to include units affordable to low and moderate income households. (Program #13) ✓ Review conditions of Specific Plans to ensure that they conform with Program #13 above. (Program #14) ✓ Continue to allocate at least 20% of tax increment funds for housing programs. (Program #15) ✓ Continue to ensure that any housing units assisted with public funds will remain affordable for the longest term possible. (Program #16) 	<p>1061 Mobile Homes Conserved</p> <p>300-400 New Units Affordable to Lower Income Households 250-400 New Units Affordable to Moderate Income Households</p>

HOUSING ACTION PLAN

July, 1989-June, 1994

Housing Needs	Goals	Actions To Be Taken	Objectives (1989-1994)
3. Maintain and Add New Affordable Housing Units (Continued)		<ul style="list-style-type: none"> ✓ Provide non-financial assistance to projects containing affordable housing units. (Program #17) ✓ Aggressively pursue all funding sources for the provision of new affordable housing units. (Program #18) ✓ Evaluate feasibility of establishing a "First-Time Homebuyers" Program (Program #19) 	<p>50-100 New Affordable Rental Units</p> <p>200-250 Households Assisted</p>
4. Strive to Assure that All Persons Have Equal Access to Housing	4. Strive to provide housing for all households regardless of race, color, sex, religion, marital status, age or disability.	<ul style="list-style-type: none"> ✓ Continue to monitor the needs of homeless households. (Program #20) ✓ Continue to assist elderly households with "Housing Assistance Payment" Program. (Program #21) ✓ Continue to provide fair housing programs. (Program #22) ✓ Support efforts by local groups to provide assistance to special need households. (Program #23) 	600-800 Households Assisted Annually

ENERGY CONSERVATION IN HOUSING

The State Housing Element Guidelines require an analysis of opportunities for energy conservation in regards to residential development.

With respect to housing, energy is consumed both during and after the construction phase, both on-site and off-site. Examples of off-site energy consumption would be increased demand at power generation facilities and increased petroleum consumption associated with vehicular traffic (to and from the site) both during and after construction. The primary form of energy to be consumed during the construction phase is petroleum energy used by earthmoving and construction equipment. The greatest amount of energy consumed, however, is after construction in the use of natural gas and electricity to heat, cool, light, and otherwise maintain the individual homes once they are built.

Many opportunities exist for energy conservation in housing design. Structural orientation, shape, exposure patterns, glazing (windows), thermal wall and roof characteristics, color, texture, and reflective and absorptive surfaces are just a few of the relevant considerations. Mechanical systems should be used to supplement these design considerations only when environmental conditions are severe enough to exceed the capacity of the designed envelope to handle them. In other words, air conditioning should not be used as a substitute for proper building design and construction.

Attached dwellings are more energy efficient per unit than are an equivalent number of single family detached units, due to the decreased wall and surface area being exposed to heat loss during the winter and heat absorption during the summer. Besides dwelling unit type, some energy-reducing measures are possible through better design and more environmentally sound project orientation. Such measures could also include:

- A. The use of solar water heating.
- B. Insulation throughout, including insulated glass and insulated hot water lines.
- C. Design and orientation of the structures. In Southern California, heavy sun radiation loads will act most decisively on the roof and on east and west exposures during the summer. Eastern and western walls are exposed to the sun for longer periods and with greater intensity than a south wall, which intercepts solar rays at less direct angles. South exposures permit more significant

heat gains during the winter (low sun) and less during the summer (high sun). Openings in the east and west walls are subject to direct radiation loads year-round. Thus, buildings in Southern California are generally best developed with the long axis on the structure and major window openings facing south and reduced east/west exposure.

- D. Where ideal orientation of the structure is not feasible, the use of overhangs, movable external shading on windows (to deflect sunlight or allow it to enter), and heat-reflective glass, particularly on east and west exposures, can moderate seasonal increases in temperature. It should be noted that: (1) reflective and/or absorbing glass is unnecessary on north to northwest facing windows; (2) clear glass is best for south facing windows.
- E. The use of appropriate and well-placed landscaping and reduced paving areas to moderate temperature; for example, deciduous trees located on the south and west provide shade during the summer, yet allow light and heat to enter during the winter months.
- F. The encouragement of alternative transportation use in project design, walking and bicycle riding. For example, mid-block bicycle and pedestrian easements would be a design possibility. All of the above items suggest methods by which the City can promote energy conservation in residential developments and should institute procedures to do so. The City is already conditioning new residential projects to include some of these measures, principally items "C" and "D".

APPENDIX

1. Citizen Participation
2. Summary of Affordable Housing Opportunities
3. Inventory of Potential Sites for Low and Moderate
Housing Opportunities
4. Assessment of the Preservation of Assisted Housing
Developments in the City of Thousand Oaks
(Summer, 1992)

APPENDIX I
Citizen Participation

CITIZEN PARTICIPATION

The goal of the citizen participation process in the review of the Housing Element is to encourage the maximum level of public participation as feasible. Included in this goal is the objective of ensuring public participation of all economic segments in the community, including low and moderate income households.

In order to achieve this goal, the City of Thousand Oaks has identified the following steps as its citizen participation plan for both the draft document as well as any subsequent revisions to the document.

1. Public Review of Document for 90 days

Copies of the proposed document will be made available for public review and comment for a 90 day period. Availability of the draft document will be advertised in the local newspaper, the "News Chronicle," as well as being posted at City Hall, the Goebel Senior Center, the Public Library and at the Human Services Center. These facilities have been identified as community gathering points where households representing various economic segments might visit.

2. Public Hearings

The proposed document will be reviewed at public hearings before both the Planning Commission and the City Council. Adequate notice of these hearings will be advertised in the local newspaper, the "News Chronicle," as well as being posted at City Hall, The Goebel Senior Center, the Public Library and at the Human Services Center.

3. Review by Community Groups and Organizations

The proposed document will be reviewed by the City's Affordable Housing Committee (or an equivalent body) and comments will be forwarded to appropriate staff or Council members. The Affordable Housing Committee includes members who represent a wide cross-section of agencies and organizations affected by City housing policies and programs. As of January,

1989, the City's Affordable Housing Committee consisted of the following members and their affiliations:

Frank Schillo, Mayor Pro Tem, Committee Chairman
Bob Lewis, City Council Member
Judy Lazar, City Planning Commission Member
Kay Runion, Conejo Valley Board of Realtors
Joan Young, Conejo Valley Board of Realtors
Dwayne Hollinger, Conejo Valley Chamber of Commerce
John Kohlbrand, Conejo Valley Chamber of Commerce
Steve Rubenstein, Conejo Valley Chamber of Commerce
Gary Heathcote, Conejo Valley Chamber of Commerce
Stan Pownall, Ventura County Economic Development Association
Michael Hakan, Pacific Central Mortgage, Inc.
Chuck Dragicevich, Griffin Homes
Joe Bowman, Ventura County Building Industry Association
Dave Lowman, Vallecito Mobile Home Park
Howard Engel, East Hills Homeowners Association
Edwin Trent, Westlake Joint Board of Homeowners Associations
Jimmy Sloan, Oakbrook Townhomes Homeowners Association
Dianne Doria, Oakridge Homeowners Association
Shelly Stephens; Area Housing Authority, Many Mansions
Steve Horn, Many Mansions
Barbara Gilmore, California Lutheran University

The Affordable Housing Committee will be the primary citizen group responsible for the implementation of the Housing Element. The Committee has formed three subcommittees; these are, the Finance Subcommittee, the Creative Planning Subcommittee and the Site Selection Subcommittee. With the Housing Element as their base data document, the Committee will be designing specific plans and projects to achieve the goals as outlined in the Element.

In addition to the Affordable Housing Committee, the City also sponsors a Community Development Funding Committee. This Committee recommends allocations for the use of Community Development Block Grant funds and the City's Social Service Endowment fund. In addition to these tasks, the Community Development Funding Committee will also be reviewing the Housing Element and participating in the implementation of housing programs.

CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

In revising the 1990 Housing Element, the intention was to develop a document that is consistent with other Elements of the City's General Plan. At the time that the 1990 Housing Element was developed, it was consistent with the other Elements of the Thousand Oaks' General Plan.

In order to ensure that this consistency is maintained, the City will continue to include consistency with the Housing Element as an evaluation criteria for Planning Commission review of all development proposals and General Plan revisions.

APPENDIX II

Summary of Affordable Housing Opportunities

AFFORDABLE HOUSING OPPORTUNITIES IN THE CITY OF THOUSAND OAKS

1. HOUSING INFORMATION, COUNSELING AND FAIR HOUSING SERVICES: Comprehensive housing referral and information service including discrimination and landlord tenant disputes.

Contact Person: Shelly Stephens

Where: At the local office of the Area Housing Authority of Ventura County. Human Services Center, Suite H, Janss Mall, 215 N. Moorpark Road, Thousand Oaks

Telephone: 496-7864

When: Afternoons 1:30-4:00 P.M., Mondays, Wednesdays and Fridays. Answer phone available.

2. MANY MANSIONS, INC.: Rental Assistance, counseling and availability of accommodation at the new Schillo Gardens apartments:

Contact Person: Lois Jackson, Ed Nelson

Where: Human Services Center, Janss Mall

Telephone: 497-0344

When: Normal office hours.

3. ASSISTANCE TO THE HOMELESS:

- a) Lutheran Social Services - Referral for social services, assistance with temporary accommodation.

Contact Person: Jean Dunworth

Where: Human Services Center, Janss Mall

Telephone: 497-6207

When: 12-4 P.M. Mondays, Wednesdays and Fridays;
Call forward facility for emergencies.

Also, for further information, contact the Conejo Valley Clerical Association: 492-1234 or 492-9451

- b) Ventura County Commission on Human Concerns - Revolving loan fund - Assistance with costs of finding permanent accommodation ("first and last").

Contact Person: John Service

Where: 255 So. Laurel Street
Ventura, CA 93001

Telephone: 656-5799

When: Normal office hours.

- c) Zoe Christian Center - Shelter for the homeless.

Contact Person: Reverend Jim Gilmer

Where: 605 So. Rose Avenue, Oxnard, CA 93030

Telephone: 483-0570

When: 24 hours

Affordable Housing Opportunities
in the City of Thousand Oaks

4. AREA HOUSING AUTHORITY OF VENTURA COUNTY - Rental Assistance for private accommodation (Section 8, Voucher payments) to the very low income; Public Housing.

Where: 99 Glenn Drive, Camarillo, CA 93010

Telephone: 482-2791

When: Normal office hours

Public Housing apartments in Thousand Oaks:

- Florence Janss Apts. 64 units for Senior Citizens - Brazil Street
- Leggett Court, 49 units for families - Los Feliz Drive.

5. SENIOR CITIZEN HOUSING

- a) Florence Janss Apartments - Brazil Street (Public Housing) - 64 units for very low income. See Area Housing Authority, 4 above.
- b) Conejo Future Village, units affordable to lower income persons. Brazil Street, 90 units.

Manager: Jean Blevins - 497-9848

- c) Hillcrest Royale - Congregate care rooms (shared dining facilities). 30% of beds reserved for very low income seniors.

Under construction, it is expected that occupancy will be open in early 1989.

Developer: Goldrich and Kest 15233, Ventura Boulevard, Suite 816, Sherman Oaks, CA 91403

Contact Person: Manny Aftergut

Telephone: (818) 981-5233.

- d) Glenoaks Senior Apartments

39 one bedroom units reserved for very low and low income seniors at 145 E. Wilbur Road.

It is expected that construction will commence in late 1988 with lease-up perhaps 12-15 months later (approved, not yet in construction).

Developer: Jay Zee Senior Housing, P. O. Box 2148
Reseda, CA 91335

Contact Person: George McGehee

Telephone: (805) 529-5847

- e) Ranch Mobile Home Park - Controlled pad rents at affordable rates. Trailers owned by residents and sold at market rates.

Where: 2193 Los Feliz Drive

Telephone: 495-7787

Affordable Housing Opportunities
in the City of Thousand Oaks

- f) Note: The following apartment complexes also include senior citizens.

- Schillo Gardens (See Many Mansions, 2 above)
- Montclef Apts. [See 6(b) below]
- Los Feliz Apartments [See 6(c) below]

6. AFFORDABLE APARTMENT PROJECTS

- a) Los Arboles Apartments. 43 family units, affordable to lower income.

Where: 801, Calle Haya, Thousand Oaks, CA 91360

Contact Person: Melody Vonch, Manager

Telephone: 492-1288

- b) Mountclef Apartments. Lower cost units - affordable to moderate income households.

Where: 12 McAfee Court, Office No. 63
Thousand Oaks, CA 91360

Contact Person: Robin McAfee

Telephone: 492-2022

- c) Los Feliz Apartments (Under construction) 148 units for low and moderate income families and seniors.

- 15 units affordable to very low income*
- 15 units set aside to households in the Section 8 rent subsidy program (See Area Housing Authority and Many Mansions).*
- 118 units set aside for moderate income households.

Where: Los Feliz Drive, Thousand Oaks

Contact Person: David Fukutomi,** Bibb, Inc.
360 Mobil Avenue, Camarillo, CA 93010

Telephone: 482-9841

Note: **1. To be placed on the waiting list. It is necessary to apply in writing to this person.

*2. Many Mansions will be administering the selection of tenants for these units; see 2 above.

- d) Schillo Gardens - 29 units of very low income senior and family housing at Los Robles Avenue and Skyline Drive, Thousand Oaks.

See Many Mansions, 2 above.

- e) Hillcrest and Bel-Air Homes - 30 units of specialized housing for handicapped persons. Rents limited to 30% of persons income. Rents limited to 30% of a person's income.

Where: 2170 and 2228, Westlake Boulevard,
North Ranch of Westlake Village, CA 91360.

Contact Person: Linda Crowl

Telephone: 494-1141

Affordable Housing Opportunities
in the City of Thousand Oaks

- F. HOUSING REHABILITATION PROGRAM: Grants to low income seniors and handicapped persons; below-market-rate loans and rebates to low and moderate income residents for rehabilitation and improvements to housing in 3 target areas of the City. Financial assistance also available to owner-investors for the rehabilitation of housing occupied by low and moderate income households.

Contact Person: (1) Fred Baum, Area Housing Authority
(2) Olav Hassel, City of Thousand Oaks

Telephone: (1) 495-8882, 482-2791
(2) 497-8611 x390

When: Normal office hours

M/43/73

APPENDIX III

Inventory of Potential Sites for Low & Moderate Housing Opportunities

City Inventory of Potential Sites for Low/Moderate Income Housing

A detailed survey of the City's Planning Area was conducted by the Housing Task Force in 1981 in which publicly and privately owned lands were determined to be worthy of consideration for the location of future low/moderate income housing. Following is a revised version of the 1981 inventory, reflecting properties which have since been dropped from the list and others which have been added. This list has been revised with the assistance of the City's Affordable Housing Committee.

Current -land use and zoning designations were important in evaluating the sites but were not the only factors in determining their suitability. Land use reclassification and rezoning may be necessary in many instances. Thus, sites which are presently zoned for uses other than residential are included in the inventory.

AREA 1

Within the Dos Vientos Specific Plan, approximately 200 future units (bonus) have been designated for affordable, moderate income senior housing.

AREA 2

At the western end of Old Conejo Road, approximately 4 acres of land are designated for "Medium Density Residential" on the General Plan and are zoned RPD-15U.

AREA 3

Property owned by the Seventh Day Adventist Church will be subject to Specific Plan preparation and review. A portion of the Church's land holdings may be appropriate for low/moderate income housing.

AREA 4

Within the Rancho Conejo Specific Plan, approximately 10% (40 units) of the future apartment units are designated for moderate income households.

AREA 5

Approximately 35 acres of land between Michael Drive and the Ventura Freeway, west of Borchard Road are presently zoned for low density residential and are conveniently located near a variety of urban land uses. A portion of this area may be appropriate for multi-unit, lower income housing.

AREA 6

On the east side of Ventu Park Road, south of Newbury Road, is a 5-acre parcel designated for high density residential on the General Plan.

AREA 7

Area 7 comprises approximately 10 acres of land on the west side of Haigh Road, north and south of Newbury Road. The area is designated for commercial land use on the General Plan and zoned C-O (Commercial Office). With land use and zoning changes, this area would be appropriate for low/moderate income housing in the medium density residential range (4.5 to 15 units per acre)

AREA 8

A 5-acre parcel of land on the north side of Olsen Road between the Wildwood area and California Lutheran University.

AREA 9

Portions of the California Lutheran University campus. Depending upon the University's future plans for its property, portions may be suitable for assisted housing.

AREA 10

A 2-acre vacant parcel of land owned by the Conejo Valley Unified School District and zoned for low density residential on the south side of Avenida de los Arboles immediately north of University Elementary School.

AREA 11

A 2-acre parcel at the northwest corner of Moorpark Road and Wilbur Road, designated "High Density Residential" on the General Plan and zoned R-3.

AREA 12

Former Civic Center site. Potential for several acres of affordable (first time buyer) housing in the medium density range of 4.5 to 15 units per acre.

AREA 13

Approximately one acre, Church of the Oaks property, Warwick Avenue and Mayflower Street.

AREA 14

Calle Tulipan, south of North Oaks Plaza, 2 acres appropriate for medium density residential, perhaps duplex units or zero lot line single family residential.

AREA 15

Approximately 8 acres of Conejo Recreation and Park District land fronting on Paige Lane (aka "Toenail" parcel). Potential for medium density rental or first time buyer ownership.

AREA 16

Area 16 is commonly known as the Greenwich Village Study Area bound by Hodencamp Road on the west, Thousand Oaks Boulevard on the south, Route 23 Freeway on the east, and Paige Lane on the north. The area, which contains many individual lots, some of which are

vacant, could provide an excellent opportunity for lower priced, single family detached or duplex "in-fill" residential units.

AREA 17

Property at the southwest corner of Hillcrest Drive and Hodencamp Road are presently designated for commercial land use and zoned C-2. The area has the potential for re-zoning to a medium or high density residential zone suitable for low/moderate income multifamily housing.

AREA 18

A 2.5 acre parcel of land located midway between Thousand Oaks Boulevard, the arroyo, Boardwalk and Hodencamp Road. Although the property has a current permit for senior congregate care housing, potential exists for 40-50 units of low/moderate income rental housing.

AREA 19

Several small parcels south of Thousand Oaks Boulevard in the vicinity of Clay Court and Jensen Court are currently zoned for commercial use. However, they are located far enough from both the Ventura Freeway and Thousand Oaks Boulevard as to be appropriate for limited residential development.

AREA 20

At the southeast corner of Hillcrest Drive and Rancho Road is a 1 1/2 acre parcel designated for "Medium Density Residential" land use and zoned RPD-15U.

AREA 21

A possible 4-acre site in the Lang Ranch, adjacent to commercial land use, at the northwest corner of Avenida de los Arboles and Westlake Boulevard.

AREA 22

Area 22 is located on both the north and the south sides of Los Feliz Drive, where vacant or underutilized parcels of land are currently designated for medium and high density residential use in the General Plan. North of this area, bordering Hillcrest Drive, is an area currently designated low density residential on the General Plan which should be considered for reclassification to medium density residential for rental or ownership housing. There is also the possibility of extending the Ranch Mobile Home Park into this area.

AREA 23

Located on the south side of Chiquita Lane between Conejo School Road and Oakview Drive are several vacant parcels of land which are currently zoned for duplex residential units.

AREA 24

On the north side of Hillcrest Drive, between Conejo School Road and Skyline Drive, are two parcels designated "Medium Density Residential" and zoned RPD-15U which could be considered for future assisted housing. On the south side of Hillcrest Drive between Conejo School Road and Skyline Drive, consideration should also be given to medium density residential land use and zoning to provide for first time buyer ownership housing.

AREA 25

Several acres of vacant land on the south side of Los Feliz Drive between Skyline Drive and Oakview Drive (north of the News Chronicle).

AREA 26

South side of Oakwood Drive in the Jungleland Phase II area. This area is the subject of a comprehensive Specific Plan and has good potential for high density (15-30 units per acre) adult/senior housing.

AREA 27

Area 27 covers approximately 65 acres of land north of the Ventura Freeway on both the east and west sides of Hampshire Road. The area is designated "Medium Density Residential" on the General Plan and provides an opportunity for the development and redevelopment of lower priced individual units for rent or sale. In the Model Neighborhood Improvement Project (MONIP) area east of Hampshire Road, 20 new, multi-family units have been constructed and an additional 16 units are approved, representing progress in this endeavor.

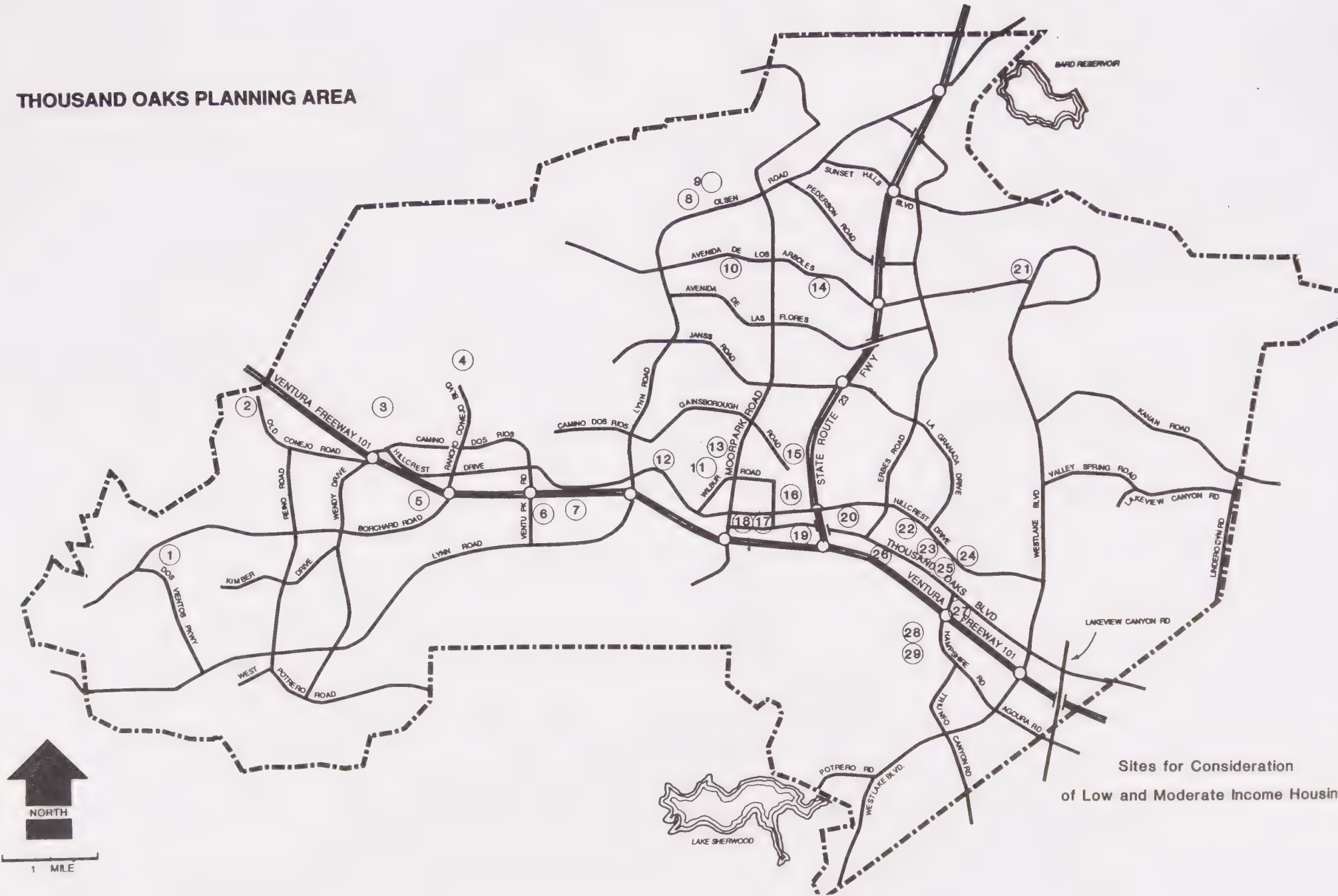
AREA 28

At the southeast corner of Fairview Road and Foothill Drive is a 2-acre parcel of land zoned commercial (C-1). It appears to be a residual commercial parcel which was not included within the adjacent K-Mart Center and now is relatively isolated, receiving its primary access from two residential streets. It should be considered for reclassification to a residential zone with the possibility for lower priced housing.

AREA 29

Two parcels totaling approximately 4 acres on the west side of Foothill Drive, where it turns east (just north of the Oakview Apartments). Potential exists for a limited number of high density, low/moderate income rental units.

THOUSAND OAKS PLANNING AREA



Sites for Consideration
of Low and Moderate Income Housin

**APPENDIX #4
CITY OF THOUSAND OAKS
HOUSING ELEMENT AMENDMENT**

**ASSESSMENT OF THE PRESERVATION OF
ASSISTED HOUSING DEVELOPMENTS IN THE
CITY OF THOUSAND OAKS**

Summer, 1992

Appendix #4: Assessment of the Preservation of Assisted Housing Developments in the City of Thousand Oaks

Background:

In 1989, State Housing Element law was amended to require that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non- low income uses (Statutes of 1989, Chapter 1452). This new information was originally required to be included in Housing Elements by January 1, 1992 but that deadline was later extended to July 1, 1992 (Statutes of 1991, Chapter 889).

The City of Thousand Oaks' current Housing Element was prepared during 1989-90 and was found by the State of California to be in compliance with State law on March 15, 1991. However, it was understood that the Element would need to be amended during 1992 in order to include the requirements regarding potential conversion of existing assisted housing developments. The information that follows in this Appendix contains the required information as originally identified in the Statutes of 1989, Chapter 1452 and later amended in States of 1991, Chapter 889. The required information is organized into the following subject areas:

- A. Description and Identification of Potential "At Risk" Projects**
 - o Federally-Assisted Projects
 - o State and Locally Assisted projects
- B. Cost Analysis of Preserving Versus Replacing "At Risk" Units**
- C. Resources for Preservation**
 - o Public Agencies and Non Profit Housing Corporations
 - o Public Financing/Subsidy
- D. Quantified Objectives for "At Risk"Units to be Preserved**
- E. Program Efforts for Preservation of "At Risk" Units**

A. Description and Identification of Potential "At-Risk" Projects:

Projects that are subject to an evaluation of their "at risk" potential are listed on the following pages. The projects are identified according to their primary funding source. In addition to the narrative on the following pages, a summary chart of all affordable housing developments in the City of Thousand Oaks with a description of their potential for conversion to market rate housing is contained at the end of this Appendix.

Federally-Assisted Projects:

There are three projects located in the City of Thousand Oaks that have been assisted with federal mortgages or rent subsidies and are subject to termination of federal assistance.

1. **Project Name:** Los Arboles
Project Address: 801 Calla Haya Street, Thousand Oaks
Owner Name and Address: Partnership Services,
2201 6th Ave., Seattle, Washington
Type of Governmental Assistance Received: Section 236 (J) (1)
Original Loan Amount: \$949,000
Loan Term and Interest Rate: 40 Years, 7%
Total Number of Units: 43 Units
Number of Family Units: 43 Units
Number of Elderly Units: 0 Units

Analysis of Potential of Converting to Non-Low Income Use:

The Section 236 mortgage provided to this project is a 40 year loan which could be prepaid as early as February 20, 1995, approximately 20 years prior to loan maturity. This project, however, is subject to the provisions of the "Low Income Housing Preservation and Resident Homeownership Act" (LIHPRHA). The objective of LIHPRHA is to extend the lower income use of the property while offering owners alternative means of realizing a reasonable return on their investment. These alternatives involve either continuing ownership with additional federal incentives, or selling the property, with a first right of refusal process for nonprofit and public entities.

The earliest date that this project would be eligible under LIHPRHA would be two years prior to February, 1995. Therefore, in February, 1993, the owners of this project could indicate their preferences for continuing ownership or selling the property in 1995 when the prepayment option becomes available to them.

In addition to the Section 236 assistance, there are 4 units in this project which receive Section 8 rental subsidy assistance. The earliest date that this assistance could be terminated is September 21, 1992. However, the Section 8 assistance is eligible for another renewal period of 5 years. It is expected that the Section 8 assistance will be renewed and continued for another 5 years or renegotiated if a LIHPRHA settlement is applied for and approved. Therefore, termination of Section 8 assistance is not considered to be an issue in this project.

2. **Project Name:** Mountclef Apartments
Project Address: 3500 Mountclef Road, Thousand Oaks
Owner Name and Address: Partnership Services,
PO Box 50285, Atlanta, Georgia
Type of Governmental Assistance Received: Section 236
Original Loan Amount: \$371,300
Loan Term and Interest Rate: 40 Years, 7%
Total Number of Units: 18 Units
Number of Family Units: 18 Units
Number of Elderly Units: 0 Units
Analysis of Potential of Converting to Non-Low Income Use:
The Section 236 mortgage provided to this project is a 40 year loan which could be prepaid as early as February 27, 1995, approximately 20 years prior to loan maturity. This project, however, is subject to the provisions of the "Low Income Housing Preservation and Resident Homeownership Act" (LIHPRHA). The objective of LIHPRHA is to extend the lower income use of the property while offering owners alternative means of realizing a reasonable return on their investment. These alternatives involve either continuing ownership with additional federal incentives, or selling the property, with a first right of refusal process for nonprofit and public entities.

The earliest date that this project would be eligible under LIHPRHA would be two years prior to February, 1995. Therefore, in February, 1993, the owners of this project could indicate their preferences for continuing ownership or selling the property in 1995 when the prepayment option becomes available to them.

In addition to the Section 236 assistance, there are 3 units in this project which receive Section 8 rental subsidy assistance. The earliest date that this assistance could be terminated is September 21, 1992. However, the Section 8 assistance is eligible for another renewal period of 5 years. It is expected that the Section 8 assistance will be renewed and continued for another 5 years or renegotiated if a LIHPRHA settlement is applied for and approved. Therefore, termination of Section 8 assistance is not considered to be an issue in this project.

3. **Project Name:** Conejo Future Apartments
Project Address: 130 Brazil Street, Thousand Oaks
Owner Name and Address: Shapell Government Housing,
8383 Wilshire Blvd., Beverly Hills, California
Type of Governmental Assistance Received: Section 221 (D) (4)
Original Loan Amount: \$2,209,000
Loan Term and Interest Rate: 40 Years, 8%
Total Number of Units: 90 Units
Number of Family Units: 0 Units
Number of Elderly Units: 90 Units
Analysis of Potential of Converting to Non-Low Income Use:
Unlike the two previous projects, Section 221 (D) (4) are not eligible under LIHPRHA. All of the units in this project are assisted with Section 8 rental subsidy contracts which are due to expire on August 29, 1994 and which can be renewed for another 5 year term. The owners of the project, however, could decide not to renew the Section 8 assistance and to sell or convert the property. If this is the case, the project owners must give a 12 month advance notice of their intentions. Therefore, the earliest date in which notification of a change or transfer in ownership or use would occur is August 29, 1993. If no notice is given, the Section 8 assistance will be automatically renewed for another five year period or until August, 1999.

In addition to the projects identified above, there are three other federally assisted projects in the City of Thousand Oaks. These three projects are Legget Court, Florence Janss, and the Hillcrest/Bel Air Units. The Legget Court and Florence Janss units are public housing units and are not subject to conversion to market rate housing. The Hillcrest/Bel Air units are Section 202 units, owned by non-profit organizations and are also not subject to conversion.

Other Forms of Federal Assistance:

Farmers Home Administration (FmHA)

There are no Farmers Home Administration Assisted Units in the City of Thousand Oaks.

Section 8 Moderate Rehabilitation Assistance

There are no rental units assisted with Section 8 Moderate Rehabilitation funds in the City of Thousand Oaks.

Community Development Block Grant Assistance (CDBG)

The City of Thousand Oaks has received CDBG funds in recent years. However, no CDBG funds have been used for the rehabilitation of rental units or assistance to rental units.

State and Local Assistance

The City of Thousand Oaks has utilized bond financing , Redevelopment funds and density bonus incentives to assist in the provision of affordable housing opportunities. However, none of the projects assisted have affordability restrictions which will expire in the 1989-1999 time frame. A complete listing of all of the projects is contained in the summary chart at the end of this Appendix.

B. Cost Analysis of Preserving Versus Replacing "At Risk" Units

As identified in the previous section of this Appendix, there are three projects that are potentially "at risk" in the City of Thousand Oaks.

1989-94 Time Frame:

Conejo Future (Section 8 rental subsidy subject to renewal in 1994; earliest date of notice would be August, 1993)

1994-99 Time Frame:

Los Arboles (Section 236 potential for prepayment in 1995; earliest date of notice would be February, 1993)

Mountclef (Section 236 potential for prepayment in 1995; earliest date of notice would be February, 1993)

The two Section 236 projects (Los Arboles and Mountclef) are subject to the provisions of LIHPRHA and will hopefully be preserved if the owners do decide to prepay their mortgages. However, if they were not preserved the cost of replacing these units would be extremely expensive. It is estimated that new construction costs for multi-family units currently range anywhere from \$60.00 to \$100.00 per square foot and up, depending on the quality of amenities and development costs. Using a mid-range estimate of \$80.00 per square foot (land and building cost together) for a multi-family project, it would be very expensive to replace the total 61 units that these two projects currently provide. These two projects are family projects with unit sizes of two and three bedrooms. The Los Arboles project, for example, has two bedroom units of approximately 825 square feet and three bedroom units of 950 square feet. Using an average square footage measurement of approximately 885 square feet for these family units then, the cost of constructing 61 units at today's estimate of \$80.00 per square foot would be approximately \$4,318,800.00 (61 units of 885 square feet each with a construction and development cost of \$80.00 per square foot). This \$4 million

dollar cost represents a per unit cost of approximately \$71,000 per unit. This is a very conservative estimate of new development costs and, given the likelihood that actual development costs could exceed this figure, it is believed that the cost of preserving these units would be considerably less than replacement costs.

The Conejo Future units are financed with a Section 221 (D) (4) mortgage and all units currently have a Section 8 rental subsidy. The most imminent threat is the non-renewal of the Section 8 subsidy. Although there is no indication at the time that this Appendix was prepared (1992) that the owners would choose not to renew the subsidy, there is always the possibility that the Section 8 subsidy would not be renewed either through the owners' choice or because HUD does not have the necessary resources to provide additional Section 8 subsidy.

The Section 8 subsidy provides a payment to the property owner that "makes up" the difference between approximately 30% of a tenant's income and the actual rent. In Ventura County, the maximum income that a one person household could have in order to qualify for Section 8 assistance is \$16,950 per year (1991-92 estimates). Using a 30% housing to income ratio, the maximum that this household would pay for housing costs (rent and utilities) could be no more than \$424 per month. This \$424 represents the maximum payment towards housing that a very low income, one person household in Thousand Oaks would pay. It is likely, of course, that there are very low income households with annual incomes much less than \$16,950 per year and 30% of their income would be less than \$424 per month. The \$424 per month then is the maximum household contribution on average and it is likely that actual household contributions are less. The Section 8 rental subsidy "makes up" the difference between the household's contribution and the actual rent. Therefore, if the Section 8 rental subsidies were not renewed for the Conejo Future units, there would be a gap between the actual rent and the expected household contribution which is \$424 per month maximum. According to the City's 1989 Housing Element and 1992 CHAS document, average one bedroom apartment rents in Thousand Oaks were approximately \$650 per month. Therefore, at a minimum, it would require at least \$226 per month per unit (\$650 less \$424 = \$226) to make up the rental subsidy lost if the Section 8 subsidies are not renewed. On a monthly basis, this would require a minimum cash subsidy of \$20,340 (90 units @ \$226 per unit) to replace the Section 8 subsidy.

Similar to the Los Arboles and Mountclef projects noted above, the cost of replacing the Conejo Future units with new units would also be expensive. The Conejo Future units are all elderly units and are one bedroom units. Using an average square footage of approximately 600 square feet, the cost of replacing all 90 units would be \$4,320,000.00, or \$48,000 per unit. Again, this is considered to be a conservative estimate of replacement costs and it is

believed that the cost of preserving the units would be less than replacement costs.

C. Resources for Preservation:

Public Agencies and Non Profit Housing Corporations

The City of Thousand Oaks is fortunate to have an active **Redevelopment Agency** which is committed to preserving and producing affordable housing opportunities. For example, the City's Redevelopment Agency was one of the first agencies in the State of California to utilize Redevelopment tax increment funds for housing rehabilitation activities during the mid-1980s. Agency staff and members are an important resource for recognizing and reacting to the three projects that are potentially "at risk" for conversion to market rate housing. It is expected that Redevelopment staff, under the direction of the City's Housing Services Manager, will be responsible for monitoring the status of the three projects and coordinating action plans should any of the projects elect to pre-pay mortgages or opt out of Section 8 rental subsidies.

The **Area Housing Authority** of the County of Ventura operates a field office in Thousand Oaks in the Human Services Center at 80 East Hillcrest Drive. The Housing Authority was formulated under a Joint Powers Agreement to serve the Cities of Thousand Oaks, Camarillo, Moorpark, Simi Valley, Ojai, Fillmore and the unincorporated areas of Ventura County. The Area Housing Authority manages the Section 8 rental subsidy program in the City of Thousand Oaks. As of the end of 1991, there were 315 Section 8 subsidies managed by the Housing Authority in housing units located in Thousand Oaks. In addition to the Section 8 program, the Area Housing Authority also manages the 64 unit Florence Janss elderly project as well as the 49 unit Legget Court development. Further, the Area Housing Authority is under contract with the City to provide fair housing, counseling and information services as well as to administer the City's housing rehabilitation program. In 1989, the Area Housing Authority also assumed administration of the Shared Housing Program. The Area Housing Authority would be both an important resource and potential owner/purchaser should any of the three "at risk" projects be available for sale.

In addition to the two public agencies identified above, there is a non-profit housing organization that has been very active in Thousand Oaks. **Many Mansions** is located in the City and has provided a unique and effective rental subsidy program for several years. This subsidy program assists lower income households with their rent payments and also provides housing counseling. In addition to the rent subsidy program, Many Mansions also acts as developer and/or manager of affordable housing developments in the City. Many Mansions is the sponsor and developer of the 29 unit Schillo Gardens project. Many Mansions also manages the 39 unit Glen Oaks elderly

development. Further, staff of Many Mansions is working (1992) with City staff on the acquisition and rehabilitation of a 101 unit multi family project. Therefore, Many Mansions would also be an important resource for purchase or management of any "at risk" units.

In addition to the three agencies noted above, the California Department of Housing and Community Development has identified a list of nonprofit and public entities who have indicated an interest acquiring and managing at risk properties. This list is reproduced at the end of this Appendix and those agencies/organizations identified on the list could also be contacted should any of the three projects become available.

Public Financing/Subsidy

Two of the three "at risk" projects are subject to the provisions of the Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA). Los Arboles and Mountclef Apartments are assisted with HUD Section 236 mortgage financing and are therefore subject to LIHPRHA. This means that, should the owners decide to prepay their Section 236 mortgage early, alternative means of realizing a reasonable return on their investment would be offered to the owners while still maintaining low income use restrictions. These alternatives could involve either continuing ownership with additional federal incentives, or selling the property, with a first-right-of-refusal process for nonprofit and public entities. Therefore, the federal incentives offered under LIHPRHA should be sufficient for ensuring that there are financial provisions available if a prepayment is proposed by the owners.

The third project, Conejo Future, however is not subject to LIHPRHA. Financing sources which could be considered for preserving Conejo Future include Community Development Block Grant (CDBG) funds, Redevelopment Agency funds and administrative reserves of the local Housing Authority.

Community Development Block Grant (CDBG) Funds:

As an entitlement community, the City of Thousand Oaks receives annual allotments of CDBG funds from the U.S. Department of Housing and Urban Development. In 1992, the City expects to receive approximately \$560,000 as their annual allotment. These funds could be a potential resource for assisting "at risk" projects in the future.

Redevelopment Agency Funds:

The primary source of Redevelopment Agency funds for housing is the Redevelopment Housing Set Aside funds. These funds represent approximately 20% of the City's annual redevelopment tax increment funds.

In 1991-92, approximately \$2 million dollars was expected to be available in Redevelopment Housing Set Aside funds to finance a variety of housing activities in the City. For the 10 year period from 1991-2001, it is expected that approximately \$32 million dollars could be generated in the Redevelopment Housing Set Aside funds. This funding source would probably be the most accessible and available funding resource to assist an "at risk" project if necessary.

Administrative Reserves:

Housing Authorities can accumulate administrative reserve funds which can be used for various housing activities. Typically, Housing Authorities monitor these funds closely because it is one of the only funding resources which they have some control over and can use for locally-designated projects or programs. The Area Housing Authority of the County of Ventura is the designated housing authority for the City of Thousand Oaks. If necessary, the Area Housing Authority could be requested to provide some administrative reserve funds to assist "at risk" units. However, this type of funding resource should have a lower priority than CDBG or Redevelopment funds because the Housing Authority's reserves are so limited and are often needed for other activities.

D. Quantified Objectives for Preservation of "At Risk" Units:

As part of the objectives of the 1989 Housing Element, quantified objectives were established for the construction, rehabilitation and conservation of units (pages 68-71 of the Element). Included in those objectives were the preservation of the 151 units located in the three "at risk" projects. These objectives were included under Program #10 on page 62 and in the summary table on page 69. With the adoption of this Appendix to the 1989 Housing Element, those objectives will continue to be applicable.

E. Program Efforts to Preserve "At Risk" Units:

At the time that this Appendix was prepared (Summer, 1992), it was unknown whether any of the three "at risk" projects were planning to prepay or opt out Section 8 rental subsidy renewals. Therefore, the most important program effort to undertake in the time frame of this Housing Element (1989-94) is to develop a monitoring system for the three projects. Listed below are the details of that system which are included in the revised Program #10 of the 1989 Housing Element.

Program #10: Preserve the 151 "at risk" units in the Los Arboles, Mountclef and Conejo Future apartments by:

Monitoring the status of the federal assistance provided to the units.

Los Arboles and Mountclef Units: These two projects are assisted with Section 236 mortgage financing which could be prepaid beginning in 1995.

The earliest date that the owners of these units could submit their notice of intention would be February, 1993 and the latest date would be 12 months prior to any action taking place. A copy of the notice of intent has to be submitted to the local government. Should the owners decide to submit a notice of intent and upon receipt of this notice of intent, the City's Housing Services Manager will work with the owner and local HUD staff to determine whether additional federal incentives will be offered to the owners or if the project will be offered on a "first right of refusal" basis to non profit groups. The earliest date at which any action could take place would be 1995, the date at which the mortgage could be prepaid.

Conejo Future: The Conejo Future project is a HUD Section 221 (D) (4) project which has Section 8 rental subsidies available for all of the units. The Section 8 rental subsidies are up for renewal in August, 1994 and the owners are required to submit their notice of intent at least 12 months prior to the effective date. Therefore, the monitoring plan for Conejo Future includes City staff being aware of the August, 1993 date at which the owners could indicate their intent not to renew the Section 8 subsidies. Should this occur, the City would have a 12 month period to work on a plan of action for preserving the 90 unit project. Potential actions that the City could provide during that 12 month period include:

- o evaluating all possible options with the owner to prevent the conversion of the units, including extending the Section 8 subsidies,
- o identifying and assisting non profit agencies and organizations interested in acquiring the project,
- o providing financial and technical assistance to potential purchasers for feasibility studies of acquisition costs and expenses,
- o providing financial relocation benefits to households dislocated from the units, and
- o provide tenant information and education, including possible assistance for tenants to purchase and manage project themselves.

Affordable Housing Units, City of Thousand Oaks

Analysis of Potential "At Risk" Units (1992)

Project Description	Number of Units	Type of Project	"AT RISK" EVALUATION
1. Los Arboles	43 Units	Rental Units <i>Federal Assistance</i>	Potentially "At Risk," Section 236 Mortgage financing could be prepaid as early as February, 1995.
2. Mountclef Apts.	18 Units	Rental Units <i>Federal Assistance</i>	Potentially "At Risk," Section 236 Mortgage financing could be prepaid as early as February, 1995.
3. Conejo Future	90 Units	Rental Units <i>Federal Assistance</i>	Potentially "At Risk," Section 8 Rental Subsidy is scheduled for renewal in August, 1994.
4. Florence Janss	64 Units	Rental Units <i>Federal Assistance</i>	Not At Risk, Public Housing Project, No Potential for Conversion to Market Rate housing
5. Legget Court	49 Units	Rental Units <i>Federal Assistance</i>	Not At Risk, Public Housing Project, No Potential for Conversion to Market Rate housing
6. Bel Air/Hillcrest	30 Units	Rental Units <i>Federal Assistance</i>	Not At Risk, HUD Section 202 Affordability Restrictions Extend Beyond 1989-99 Time Frame
7. Schillo Gardens	29 Units	Rental Units <i>Redevelopment</i>	Not At Risk in 1989-99 Time Frame, Affordability Restrictions Extend Beyond 1989-1999 Time Frame

Affordable Housing Units, City of Thousand Oaks

Analysis of Potential "At Risk" Units (1992)

Project Description	Number of Units	Type of Project	"AT RISK" EVALUATION
8. Hillcrest Royale	54 Units	Rental Units <i>Bond-Financed</i>	Not At Risk, Affordability Restrictions do not expire until approximately 2003-2004
9. Shadows Apts.	148 Units	Rental Units <i>Bond-Financed</i>	Not At Risk, Affordability Restrictions do not expire until approximately 2003-2004
10. Rehabilitation Program for Rental Units	2 Units (Jacquez- 1 Unit) (Baxter - 1 Unit)	Rental Units <i>Redevelopment</i>	Not At Risk in 1989-99 Time Frame, Affordability Restrictions Extend to Year 2000 (Baxter) and Year 2001 (Jacquez)
11. Glenoaks Apts.	39 Units	Rental Units <i>Redevelopment</i>	Not At Risk, Long Term Affordability Restrictions Extend Beyond 1989-99 Time Frame
12. Ventu Park Rd.	104 Units	Rental Units <i>Redevelopment</i> <i>Density Bonus</i>	Not At Risk, Affordability Restrictions will be in force for 15 years from date of occupancy (Units not yet built as of Summer, 1992)
13. Mountain Shadows	20 Units	Rental Units <i>Redevelopment</i> <i>Density Bonus</i>	Not At Risk, Affordability Restrictions will be in force for 15 years from date of occupancy (Units not yet built as of Summer, 1992)

Affordable Housing Units, City of Thousand Oaks

Analysis of Potential "At Risk" Units (1992)

Project Description	Number of Units	Type of Project	"AT RISK" EVALUATION
HOMEOWNERSHIP UNITS*:			
1. Twin Oaks	15 Units	Homeownership <i>Redevelopment</i>	Not At Risk, No Long Term Affordability Restrictions
2. Northoaks	112 Units	Homeownership <i>Redevelopment</i>	Not At Risk, No Long Term Affordability Restrictions
3. Hidden Canyon	635 Units	Homeownership <i>Redevelopment</i>	Not At Risk, No Long Term Affordability Restrictions
4. Casa De Oaks	185 Units	Homeownership <i>Redevelopment</i>	Not At Risk, No Long Term Affordability Restrictions
5. Monterey Woods	40 Units	Homeownership <i>Redevelopment</i>	Not At Risk, No Long Term Affordability Restrictions
6. Camelot	180 Units	Homeownership <i>Redevelopment</i>	Not At Risk, No Long Term Affordability Restrictions
7. The Groves	91 Units	Homeownership <i>Redevelopment</i>	Not At Risk, No Long Term Affordability Restrictions

*Typically, only multi-family rental units are evaluated for their potential for conversion to market rate units. Homeownership units are not considered usually at risk. However, because Thousand Oaks' Redevelopment Agency has been active in assisting both homeowner and rental units with affordability assistance, homeownership units are listed here in order to generate a complete inventory.

<u>BUYER NAME</u>	<u>ORGANIZATION</u>
Adams	Resources For Community Development
Anderson	San Francisco Redevelopment Agency
Basgal	Housing Authority/County Of Alameda
Bateman	Marin County Planning Department
Bowling	Housing Authority Of Butte County
Brown	Shasta Housing Development Corp.
Cantu	Imperial Valley Housing Authority
Carpenter	San Diego Interfaith Housing Foundation
Carrico	Ralph F. Carrico
Casten	Don Lee Housing
Choney	Revisions Resources
Chubon	Housing Authority Of Co. Of Stanislaus
Coats	Housing Authority Of The County Of Kern
Conard	Midway Mortgage Corp.
Davis	Oakland Housing Authority
Devorris	Community Corp. Of Santa Monica
Devorris	Foundation For Social Resources, Inc.
Dillon	Mission Housing Development Corp.
Dreier	Housing Authority Of The City Of Napa
Elberling	Tenants & Owners Development Corp.
Elliott	HAND
Ferrante	Golden State Mobilhome Owners League, Inc
Fischman	Santa Cruz Community Housing Corp.
Flory	Flory, Olson & Van Osdel
Foster	Pasadena Housing Alliance
Garrity	Housing Authority Of City Of Redding
Gilmore	Housing Authority Of The City Of Alameda
Goben	Twelve Pack Enterprises
Grant	San Luis Non-Profit Housing Corp.
Gray	Santa Cruz Citizens Comm/Homeless, Inc.
Griffin	Griffin-McDonald
Guilfoil	Inglewood Neighborhood Housing Services
Herrera	Southern California Presbyterian Homes
Herzog	Real Estate Development Services
Hill	Fame Housing Corporation
Hill	Rural Communities Housing Dev. Corp.
Hoskins	Housing Authority Of Kings County
Hovey	Livermore Housing Authority
Hughes	Los Angeles Community Design Center
Hunter	Housing Authority Of City Of Richmond
Hyson	Oakland Community Housing, Inc.
James	Housing Authority County Of Santa Cruz
Johnson, Jr.	Curry Temple Community Development Corp.
Jones	La Casa Development
Jones	La Casa Dvlpmnt.
Joseph	Retirement Housing Foundation
Joyce	South County Housing
Juarez	MAAC Project--Administrative Office
Keasling	Rural California Housing Corp.
Kennedy	Housing Authority/City Of San Pablo
Kim	Korean Youth Center
Krechnyak	MHS--Division of Vocational Services
Learned	Vacaville Community Housing, Inc.
Lee	East By Asian Local Development Corp.
Lee	Progress Foundation

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RIGHT-OF-FIRST-REFUSAL BUYER LIST

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<u>BUYER NAME</u>	<u>ORGANIZATION</u>
Lefkovitz	Sacramento Housing & Redevelopment Agcy.
Lenthall	HomeAid
Lesieutre	Housing Authority Of County Of Monterey
Longoria	Legal Aid Foundation of Los Angeles
Mancano	FPI Real Estate Group
Mather	Coun Of Orange Co Soc/St Vincent De Paul
McCoy	Kings County Mgmt. & Dev. Corp.
McCue	Housing For Independent People, Inc.
McNeal	LB Hsg. Dev. Co., Community Dev. Dept.
Mealey	Coachella Valley Housing Coalition
Medina	Mexican American Comm. Services Agency
Merschel	Eden Housing, Inc.
Metcalf	Housing Authority Of The City Of Madera
Miller-Schoder	Marin Housing
Morris	Vallejo Neighborhood Hsg Services, Inc.
Moylan	Housing Authority/City San Luis Obispo
Moyle	The CBM Group, Inc.
Nojoomi	Suisun City Redevelopment Agency
Olson	Dept. Of Housing & Community Development
Oton	Mother Lode Housing Development Corp.
Parker	Yolo County Housing Authority
Patterson	Community Development Commission
Peterson	Community Development Comm. Of Nat. City
Pucci	Community Dev. Commission/Mendocino Co.
Riggan	Commission On Human Concerns
Ritucci	Shasta Housing Development Corporation
Rosen	David Paul Rosen & Associates
Rosenberger	Housing Authority Of County Of Riverside
Rowland	North County Housing Foundation
Rupp	Skid Row Housing Trust
Sciacqua	Housing Authority Of County Of Tulare
Sheehan	Plumas Co Community Development Comm.
Solomon	Pomona Comm. Dev. Dpt., Hsg & Grant Div
Sommer	H.O.M.E.S., Inc.
Stacy	Housing Assistance Corporation
Stacy	Housing Authority Of Fresno County
Stacy	Housing Authority Of The City Of Fresno
Steinle	Housing Authority Of Co. Of Santa Clara
Stern	Community Housing Developers, Inc.
Szabo	Upland Housing Authority
Tate	Concerned Citizens/S Central Los Angeles
Timbers	Project Go, Inc.
Toy	Solano Affordable Housing Foundation
Truesdale	Davis Community Housing, Inc.
Wagstaff	Mid-Peninsula Housing Coalition
Waller	Inglewood Housing Authority
Walsh	Sonoma Co. Community Development Comm.
Weitzel	Housing Authority/Co. Of Santa Barbara
Welsh	Zucker Systems
Wilson-Bugbee	St. Vincent De Paul Society
Zimmerman	West Hollywood Community Housing Corp.

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